



## 419 Manitoba Avenue Selkirk

\$259,900

Showings Now Offers Anytime A great opportunity awaits in a perfect location in Selkirk! Whether you are looking for a rental property as an investment or an extra large lot for future development, the time is now! Currently on the property you'll find a great 2 bedroom bungalow featuring a spacious living and dining room, 4 piece bath, finished basement and large back yard. Off to the side enjoy plenty of parking thanks to the paved front drive access with lots of room for future garage ideas. Enjoy the space with this 99ft wide lot which has lots to offer now or to redevelop for future plans. Located just a couple blocks off of Main St and just east of the city's best amenities you'll agree the future looks bright in the city they say where it all comes together!

Living Room 15'83 x 11'17

Family Room 14'25 x 8'33

Primary Bedroom 11'33 x 10'50

Bedroom 8'92 x 8'10

Four Piece Bath 6'17 x 5'33

Kitchen 15'33 x 11'67

Recreation Room 24'25 x 10'10

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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