



419 Manitoba Avenue Selkirk

\$259,900

Showings Now, Offers Anytime! A fantastic opportunity awaits in a highly desirable location in Selkirk! Whether you are looking to secure a turnkey rental property, an affordable home, or an extra-large lot with exceptional future development potential, the time to act is now. Situated on an impressive 99x116 lot, this property features a charming 2-bedroom bungalow complete with a spacious living and dining area, a 4-piece bath, a partially finished basement, and a massive backyard. Outside, you will find paved front-drive access with ample parking and endless space for a future garage, shop, or custom addition. Positioned just a couple of blocks off Main Street, you are close to Selkirk's best schools, parks, shopping, and everyday amenities. The expansive footprint provides rare versatility to enjoy the space as-is or explore future redevelopment possibilities in a rapidly growing community. Buyers to conduct their own due diligence regarding zoning, development potential, and future use.

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:



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