



433 Burrows Avenue Winnipeg

\$170,000

S/S January 16, offers reviewed January 22. Investor & Contractor Opportunity - Two-Level Duplex with Major Upside This two-level duplex offers exceptional value for investors or contractors looking to unlock its true potential. Priced to reflect the work required, this property features a versatile layout and strong long-term upside. The upper levels include three bedrooms plus an open loft area that can be converted into additional livable space, a home office, or bonus room. With the right vision, this level could be transformed into a highly desirable unit. The main floor offers two bedrooms with a functional layout, ideal for a second rental unit or multi-generational living. Located close to public transportation and schools, this property checks key boxes for future tenants or resale. Solid bones, flexible floor plan, and plenty of room to add value make this a project worth considering. Bring your ideas and turn this duplex into a standout investment.

Kitchen 11'58 x 10'42

Living Room 12 x 10'58

Dining Room 9 x 9

Bedroom 9 x 8

Primary Bedroom 12 x 12

Kitchen 12 x 12

Living Room 13 x 11

Primary Bedroom 12 x 11

Bedroom 10'42 x 10

Bedroom 9 x 9

Four Piece Bath

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Listing Presented By:



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