



## 433 Burrows Avenue Winnipeg

\$157,500

Showings start now and offers reviewed as received...Opportunity meets potential in this legally registered duplex with the City of Winnipeg—an ideal investment for buyers looking to generate income and build long-term equity. Featuring two self-contained living spaces, the main floor offers a functional 2-bedroom layout, while the upper level provides a spacious 3-bedroom suite, creating multiple rental streams under one roof. An added bonus is the undeveloped loft space, presenting further upside for those willing to explore development possibilities with proper due diligence. Whether expanded for additional rental income, a third unit, or enhanced living space, the options here are compelling. While the property requires some work, it presents a clear value-add opportunity for investors or savvy buyers ready to unlock its full potential. Live in one unit and rent the other, or maximize returns with a full income-focused approach. With strong fundamentals, flexible layout, and future development potential, this property stands as a strategic acquisition in today's market.

Kitchen 11'58 x 10'42

Living Room 12 x 10'58

Dining Room 9 x 9

Primary Bedroom 12 x 12

Bedroom 9 x 8

Four Piece Bath

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

Listing Presented By:



Originally Listed by:  
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