



435 Springfield Road Winnipeg

\$619,900

Showings start Wed Sept 23. Offers as received. Excellent investment opportunity in the heart of North Kildonan! This two-storey duplex offers two spacious, fully separate units, both currently rented, making it an ideal addition to your rental portfolio. It's also a great option for an owner-occupier looking to live on one side while generating income from the other. Each unit features three bedrooms and a four-piece bathroom upstairs, along with a convenient powder room on the main floor. Large windows fill the living rooms with natural light, while the roomy kitchens provide plenty of space for everyday meals and entertaining. Each side also has its own separate basement with a washer, dryer and ample storage space. The backyards are fenced and treed, offering privacy and outdoor space for both units, with a deck on one side. Rear parking provides added convenience for tenants or owners. Located close to shopping, schools, parks, public transit and everyday amenities, this well-situated property offers versatility, income potential and long-term value in a desirable neighbourhood.

Living Room 12 x 13

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Eat-In Kitchen 12 x 12

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Primary Bedroom 9 x 13

Primary Bedroom 9 x 13

Bedroom 9 x 10

Bedroom 9 x 10

Bedroom 10 x 11

Bedroom 10 x 11

Recreation Room 12 x 18

Recreation Room 12 x 18

Four Piece Bath

Four Piece Bath

Two Piece Bath

Two Piece Bath

Listing Presented By:



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