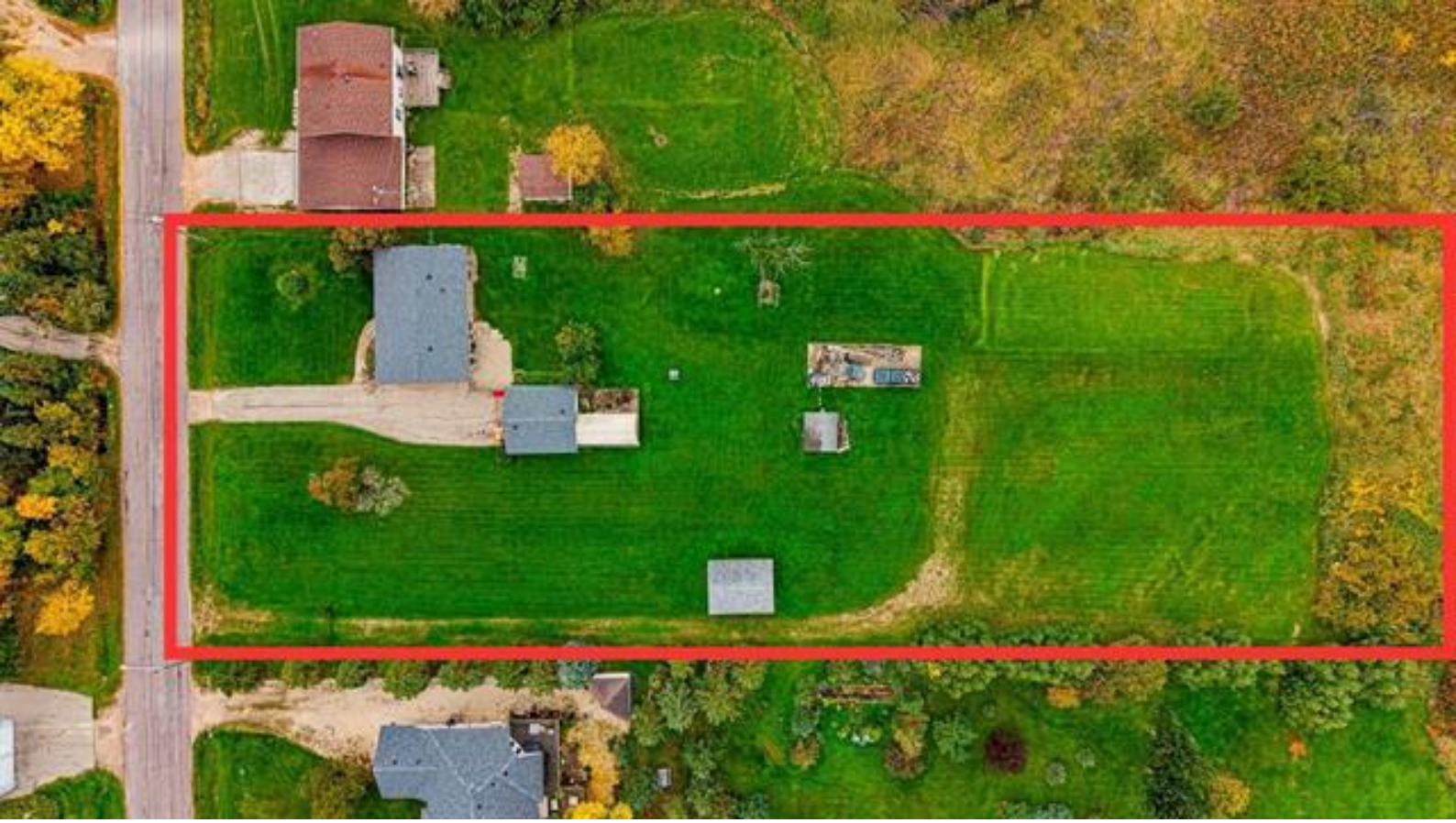


463 Almey Avenue Winnipeg

$609,900

Showings start Mon Oct 5. Offers as received. Exceptional space and opportunity in Starlite Village! Situated on a huge 142' x 511' lot, this 3 bedroom, 2 bathroom home offers room to enjoy today and exciting possibilities for the future. Backing onto Addison Square and Element townhome apartments on El Tassi Dr, the property offers potential for subdivision or multi-family development on the rear portion of the lot, subject to applicable approvals. Buyers to conduct their own due diligence regarding feasibility, zoning and development requirements. The home is ready for updating, with good bones and a spacious layout to make your own. Enjoy a bright south-facing living room, generous kitchen and good-sized primary bedroom with a convenient 2-piece ensuite. Downstairs, a huge rec room provides plenty of space to relax or entertain, alongside a laundry room and large utility/storage/workshop area. A double detached garage and large shed add valuable parking and storage options. Ideally located close to Costco, Kildonan Place, parks and public transportation, this property combines everyday convenience with an impressive lot and future potential!

Kitchen 14'58 x 10'42
Dining Room 11'58 x 8'08
Living Room 18'58 x 10'17
Primary Bedroom 12'58 x 11'25
Bedroom 9'58 x 8'75

Bedroom 10'08 x 9'17
Four Piece Bath
Two Piece Ensuite Bath
Recreation Room 11'67 x 29'17
Laundry Room 12'08 x 7'83

Listing Presented By:



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