



511 Trent Avenue Winnipeg

\$529,900

Incredible opportunity to own this newer built duplex located in the family friendly East Kildonan neighbourhood. The main floor unit features 3 bedrooms, 2 full bathrooms, an open concept floor plan, a gorgeous kitchen with quartz counters, stainless steel appliances, tiled backsplash, and in-suite laundry. The basement unit features 2 bedrooms, 1 full bathroom, a spacious open concept floor plan and another gorgeous kitchen with quartz counters, stainless steel appliances, tiled backsplash, and in-suite laundry. There's a large parking pad out back providing vehicle space for both units along with a newer shed for additional storage. Both units have their own separate entrances and each unit has separate utility meters making it very simple for monthly billing. This property is fully rented out to incredible tenants with the main floor unit paying \$1900/month + utilities, and the basement unit paying \$1425/month + utilities. Great location being walking distance to all levels of schools, parks, shopping, and very close to all major amenities! 24 Hour notice minimum required for showings. ProForma Available - ask your Realtor.

Bedroom 8'80 x 10

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Four Piece Bath

Kitchen 14'50 x 6

Living Room 10'70 x 16

Utility Room

Living Room 12 x 14

Dining Room 8'60 x 7

Bedroom 9'40 x 10

Bedroom 8'90 x 10

Primary Bedroom 12'83 x 10'67

Four Piece Ensuite Bath

Four Piece Bath

Kitchen 10 x 7'60

Listing Presented By:



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