



## 524 Boyd Avenue Winnipeg

\$180,000

A great opportunity for investors, renovators, or first-time buyers looking to build equity. This 1,608 sq. ft. property features three separate entrances, two main-floor living spaces, and an upper unit with two bedrooms and a full bathroom. Additional features include a partial basement, forced-air heating, and a convenient location close to schools, parks, public transit, shopping, and everyday amenities. The property requires significant improvements but offers plenty of potential for the right buyer.

Living Room 8'78 x 14'76

Bedroom 7'60 x 8'84

Kitchen 10'60 x 9'80

Four Piece Bath

Living Room 11'60 x 8'85

Kitchen 10'08 x 11'40

Bedroom 8'85 x 10'60

Four Piece Bath

Kitchen 7'85 x 8'84

Living Room 8'20 x 8'90

Bedroom 10'68 x 9'15

Bedroom 7'75 x 16'69

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[daljeetgill@royallepage.ca](mailto:daljeetgill@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)