



528 Kavanagh Street Winnipeg

\$449,900

SS Sept 1. Offers Sept. 9. LIVE IN ONE SIDE RENT THE OTHER! A fantastic opportunity to build equity while offsetting your mortgage, or add a strong cash-flowing property to your investment portfolio. Tucked away on a private, quiet street in St. Boniface, this 1,872 sq ft side-by-side duplex offers two spacious 3-bedroom, 2-bathroom units, each with completely separate water, hydro and gas meters! Unit 528 rents for \$1,800/month, while the vacant unit could easily get the same. Enjoy a great location just down the street from a playground and the Seine River, with public transit nearby. Numerous recent upgrades include two high-efficiency furnaces & A/C units (2018), shingles & soffits (2018), water main (2015), renovated bathrooms (2025), LVP flooring & carpet in Unit 528 (2025), four storm doors (2025), HWT (2025), new washer/dryer (2026) and a new sump pit (2026). All appliances are included. Whether you're an owner-occupier looking to build equity or an investor seeking strong rental income, this duplex checks all the boxes! Call to book a viewing today!

Great Room 20'69 x 12'19

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Eat-In Kitchen 12'15 x 11'10

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Bedroom 9'31 x 8'57

Bedroom 9'31 x 8'57

Bedroom 11'20 x 6'92

Bedroom 11'20 x 6'92

Four Piece Bath

Four Piece Bath

Three Piece Bath

Three Piece Bath

Primary Bedroom 12'10 x 9'42

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Listing Presented By:



Originally Listed by:
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