



563 Boyd Avenue Winnipeg

\$184,900

SS Tuesday March 19. Offers anytime. Incredible investment opportunity. This updated duplex is super straight + solid and is located on a very quiet block. The large main suite features 2 bedrooms, 1 bathroom, awesome hardwood floors and wood accents, a large living room, big kitchen with updated appliances, and a nice sunroom off the front entrance. It also includes the full basement which provides great ceiling height and much more additional living space for the main suite. The upstairs suite features a very large bedroom, one bathroom, a kitchen + living room, and a laundry/storage room. Both suites have separate in-suite laundry, separate water meters, & electrical meters. The electrical was completely re-done in 2017. Further updates include fence, shingles, paint, appliances, electrical panels, HWT's, H/E Boiler, flooring.

Primary Bedroom 11'61 x 9'38

Bedroom 11'61 x 9'38

Four Piece Bath

Kitchen 12'07 x 10'93

Living Room 12'50 x 14'40

Sunroom 11'98 x 7'78

Two Piece Bath

Four Piece Bath

Bedroom 12'80 x 14'60

Eat-In Kitchen 9'97 x 9'78

Laundry Room 4'83 x 7'42

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

MichaelWalker@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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