



480 Augier Avenue 69 Winnipeg

\$207,900

SS now. Offers as received. Welcome to Downs Village! This exceptionally maintained 2018 mobile home offers 1,088 square feet of comfortable, low-maintenance living with 3 bedrooms and 2 full 4-piece bathrooms. Step inside to find bright vaulted ceilings, a spacious living room with a large front window, and an open dine-in kitchen featuring shaker-style cabinetry, plenty of counter space, a pantry, raised breakfast bar, and corner sink. The functional layout offers great separation between bedrooms, making it ideal for families, downsizers, or anyone looking for an affordable move-in-ready home. Outside, enjoy a large deck with gazebo just off the side of the home, overlooking the public reserve -- a perfect spot for morning coffee or evening relaxation. The paved driveway offers parking for two vehicles. Conveniently located close to Glendale Golf Course, shopping districts, parks, schools, community garden, and public transit. With a monthly hydro bill of only \$113, plus a lot lease (\$642.10/month) that includes water, property taxes, garbage/recycling pickup, and more, this home offers extremely affordable living costs. Book your showing today!

Bedroom 11'61 x 9'38

Four Piece Bath 8 x 5

Bedroom 8'07 x 7'44

Foyer 9'10 x 6'24

Living Room 14'65 x 12'71

Kitchen 14'54 x 14'67

Laundry Room 6'98 x 8'56

Primary Bedroom 11'25 x 14'64

Four Piece Ensuite Bath 5'35 x 7'96

Listing Presented By:



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