

710 Regent Avenue Winnipeg

$570,000

Rarely offered 1,816 sqft side-by-side duplex w/ fully finished basements & double detached garage (each unit has use of 1 stall) + 3 outdoor stalls. Upgrades incl newer shingles on house & garage, PVC windows throughout both units ('23), H/E furnaces, aluminum soffit/fascia & separate hydro, gas & water meters. 710 Regent: VACANT w/ potential rent of $1,700-$1,800/mo! Tastefully remodelled 908 sqft, 4 bdrm, 2 bath unit featuring refinished hardwood floors throughout main living area, original crown moulding & large picture window flooding living rm w/natural light. Spacious eat-in kitchen offers ample cabinets/counter space, dining area & all appliances. Main floor has 2 bdrms with ample closet space & remodelled 4pc bath. Finished bsmt offers 2 additional bdrms (windows do not meet egress), 3 pc bath, rec rm & coin-op laundry. 712 Regent: Tenant occupied at $1,129.69/mo, month-to-month. 4 bdrms, 1 bath, hardwood beneath carpets, 2 main floor bdrms & full bath. Finished bsmt w/ 2 additional bdrms (windows do not meet egress), rec rm & abundant storage. Central A/C in this unit. Ideal for investors or owner-occupants looking to live in one side & collect rent from the other! A rare opportunity

Living Room 16'30 x 15'80
Eat-In Kitchen 12'30 x 12'20
Primary Bedroom 12 x 9'80
Bedroom 8'70 x 12'20
Four Piece Bath 8'80 x 7
Recreation Room 13'20 x 8'70
Bedroom 13'60 x 8'20
Bedroom 13'60 x 7'90
Three Piece Bath 4'40 x 8'70

Living Room 15'80 x 16'60
Eat-In Kitchen 12'20 x 12
Primary Bedroom 12'10 x 10'10
Bedroom 8'80 x 7
Four Piece Bath 8'70 x 12'20
Recreation Room 13'20 x 8'70
Bedroom 13'50 x 8'10
Bedroom 13'50 x 8

Listing Presented By:



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