



## 743 MONCTON Avenue Winnipeg

\$529,900

Open house Sunday November 24 2:30-4pm. **READY FOR POSSESSION!** New 2 Storey Duplex with Legal Secondary Suite. This property is ideal for investors or multi-generational living, as it allows you to live in one unit and rent out the other, maximizing your income potential. The main level of the primary unit includes a spacious living room & custom kitchen featuring quartz countertops, backsplash, & stainless steel appliances. Additionally, the unit boasts a formal dining room, a 2-piece powder room, & vinyl plank flooring that enhances its modern design. Upstairs, you'll find a full bath, 2nd floor laundry, & 3 bedrooms including a primary Br. with its own 2-piece ensuite. The lower unit offers a 2-bedroom suite with a 4-piece bath, laundry, & a custom kitchen with quartz counters & tile backsplash. Both units feature private entrances, full kitchen appliances & central air units. Don't miss out on this investment opportunity!

Living Room 14'45 x 11

Dining Room 10'67 x 10'55

Eat-In Kitchen 11'92 x 11'38

Two Piece Bath

Four Piece Bath

Primary Bedroom 12'33 x 10'92

Two Piece Ensuite Bath

Bedroom 11'27 x 8

Bedroom 11'25 x 8'86

Laundry Room

Four Piece Bath

Primary Bedroom 10 x 9'44

Bedroom 8'55 x 7'60

Eat-In Kitchen

Listing Presented By:



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