



745 Moncton Avenue Winnipeg

\$559,900

Welcome to this 2storey duplex with a legal secondary suite, perfectly located in desirable East Kildonan! Whether you're looking for a smart investment opportunity or a home designed for multi-generational living, this property offers exceptional versatility & income potential. The upper unit can be vacant July 1 for owner occupancy or rented out for \$2295/mo The main unit offer a bright and spacious open-concept layout featuring a large living room & a beautifully designed custom kitchen with quartz counters, tile backsplash, ss appliances & vinyl plank flooring throughout , a 2 pc bath completes this level. Upstairs you'll find 3 bedrooms including the primary with 2 pc ensuite, a full bath & 2nd floor laundry room. The fully self-contained lower-level suite is currently rented for \$1,095/ month plus utilities. It offers 2 bedrooms, a 4-pc bath, in-suite laundry & custom kitchen, ideal for extended family or rental income. Both units feature private entrances, appliances, separate central air units & utilities for added convenience & independence. This is a great opportunity to own a beautifully finished, income-generating property in a great location .Close to schools, shopping & transit.

Living Room 14'25 x 11
Dining Room 10'67 x 10'42
Two Piece Bath
Kitchen 11'95 x 11'35
Primary Bedroom 12'33 x 10'92
Bedroom 11'25 x 8
Bedroom 11'25 x 8'86

Two Piece Ensuite Bath
Four Piece Bath
Kitchen
Four Piece Bath
Bedroom 10'83 x 9'60
Bedroom 7'43 x 7'59

Listing Presented By:



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