



## 783 Colville Road St Clements

\$699,900

DEVELOPMENT OPPORTUNITY! Fantastic development opportunity situated on a 1.70 acre lot in the desirable St Clements. One portion of the property was used as a commercial establishment, the other portion is used for a rental home. The home offers a 2 bedroom, 1 bathroom unit, and an additional 1 bedroom, 1 bathroom unit. Value is primarily in the land. Services available.

Living Room 13'25 x 15

Kitchen 13'25 x 10'42

Bedroom 19'75 x 9'58

Bedroom 12'58 x 13'58

Living Room 11 x 17'42

Kitchen 17'42 x 13'42

Dining Room 9'58 x 8'08

Primary Bedroom 17 x 16

Four Piece Bath

Three Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
derekdaneault@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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