



## 845 Talbot Avenue Winnipeg

\$449,900

OFFERS REVIEWED THURSDAY JAN 15 INVESTORS DELIGHT with this lovely, well kept, Side by Side style Duplex! One side vacant and the other rented for past 3.5 years to same tenants. Each unit features laminate flooring in the large living room with picture window. The eat-in kitchen boasts loads of cabinetry and counter space plus plenty of room for a kitchen table to fit a large family. You also find a 2 piece washroom on the main level. Venture upstairs to discover a big Primary bedroom with huge closet. The additional 2 bedrooms are quite spacious too! The basement features a well sized rec-room area and a huge laundry space which offers so much storage! Out back each unit has a small private yard space and one unit has an oversized double garage! Notable upgrades: Both electric hot water tanks replaced: 2023, both air conditioners replaced: 2024, shingles & gutter guards on eaves troughs of garage replaced: 2016.

Living Room 15'10 x 13'20  
Eat-In Kitchen 13'40 x 11'40  
Two Piece Bath  
Primary Bedroom 14'90 x 9'11  
Bedroom 13'50 x 8'20  
Bedroom 10'10 x 8'70  
Four Piece Bath  
Recreation Room 16'10 x 14'60  
Laundry Room 16'10 x 14'60  
Living Room 15'10 x 13'20

Eat-In Kitchen 13'40 x 11'40  
Two Piece Bath  
Primary Bedroom 14'90 x 9'11  
Bedroom 13'50 x 8'20  
Bedroom 10'10 x 8'70  
Four Piece Bath  
Recreation Room  
Laundry Room  
Other

Listing Presented By:



Originally Listed by:  
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