



## 850 Burnell Street Winnipeg

\$699,999

Rare Investment Opportunity! This spacious two-family duplex with a fully finished basement offers a total of 9 bedrooms and 6 full bathrooms across three self-contained suites, providing excellent rental potential with projected monthly income of \$4.5k-\$5k. Each suite is a mirror-image layout featuring an open-concept living, dining, and kitchen area, three bedrooms, two full bathrooms, a walk-in closet in the primary bedroom, and own private in-suite laundry, along with stainless steel appliances included in every suite for a modern and convenient living experience. The second-floor suite also includes a generous 10 ft x 5 ft private balcony. The home is finished with contemporary touches such as laminate flooring, soft-close kitchen cabinets, and 9-foot ceilings on both levels and in the basement. Comfort is ensured with two air conditioning units, furnace heating on the main and upper floors, and baseboard heating in the basement. Designed for practicality, the property offers separate utilities and private entrances for each suite. Located within walking distance to schools, bus routes, and the Health Sciences Centre, this home is ideally situated for tenants and families alike.

Primary Bedroom 11'30 x 11'30

Bedroom 10'40 x 11

Bedroom 11'30 x 10'75

Living/Dining room 13'20 x 13'90

Kitchen 10'40 x 9'60

Four Piece Bath

Four Piece Bath

Laundry Room

Listing Presented By:



Originally Listed by:  
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