



869 College Avenue Winnipeg

\$99,900

Showings start Oct 6th. Here is a diamond in the rough looking for someone who can exploit its huge potential. Situated west of Arlington with a nice deep lot. Many homes of this style were 1 1/2 stories. The spacious attic appears to offer exciting possibilities for future development. With a peak of over 9 feet high and approximately 35 feet of length, there is plenty of room to explore creative options. Nice and open between the living room and dining room, along with a large kitchen area looking out to the amazing backyard. The basement adds additional useful storage space and features a high-efficiency furnace along with room for the washer and dryer.. There's plenty here to work with for the right buyer. Bring your ideas, tools, and vision, and see what you can create. Buyers are encouraged to do their own due diligence regarding potential renovations and development. With some work and imagination, this diamond in the rough could truly be polished into something special! Come see this amazing opportunity today.

Living Room 11'08 x 10'75

Dining Room 11'08 x 10'75

Kitchen 12'13 x 11'17

Primary Bedroom 14'33 x 7'72

Bedroom 7'74 x 7'72

Porch 10'17 x 5'17

Attic 35 x 17

Three Piece Bath

Listing Presented By:



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