



965 Alfred Avenue Winnipeg

\$209,900

Showings start now, offers as received! Welcome to this solid duplex tucked away on a quiet North End street, offering 1,307 sq. ft. of total living space and excellent flexibility for homeowners or investors alike. The main floor unit features a bright and functional layout with 2 spacious bedrooms, a comfortable living/dining area, kitchen, and 3-piece bathroom. The upper unit has its own private entrance, creating ideal separation and privacy. Upstairs you'll find a well-designed space with a kitchen that accommodates a small dinette set, cozy living area, 3-piece bathroom, and a large bedroom with balcony access overlooking the front street. The shared basement features 2 sets of laundry appliances for added convenience. Outside offers a fenced backyard perfect for pets, kids, or outdoor enjoyment, along with a double detached garage providing valuable storage space. Whether you are looking to expand your investment portfolio, generate rental income, or live in one suite while offsetting your mortgage by renting the other, this is a fantastic opportunity in a convenient location close to schools, transit, shopping, and everyday amenities. Call for your showing today!

Living/Dining room 11'17 x 27'83

Three Piece Bath

Bedroom 13'58 x 7

Bedroom 11'08 x 7

Kitchen

Living/Dining room 17'25 x 9'75

Bedroom 11'92 x 16'50

Three Piece Bath

Kitchen

Listing Presented By:



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