



165 Royal Avenue B Winnipeg

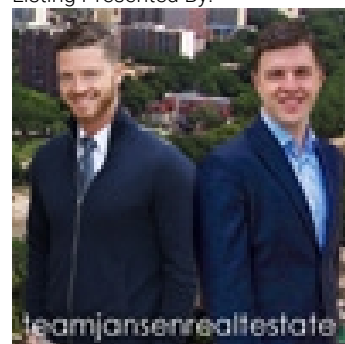
\$524,900

Very rare opportunity to own this newer built duplex located in the highly desirable Scotia Heights neighbourhood. The quality of construction separates this duplex from any others on the market. Luxury finishes throughout like pot lights, quartz counter tops, stainless steel appliances, 9ft ceilings. Both units have high efficiency furnaces AND central air conditioning, plus both units each have their own electric, gas, & water meters making it very simple for monthly billing. Each unit has their own separate entrance & they both have their own in-suite laundry. The main floor unit features 3 bedrooms, 2 full bathrooms, an open concept floor plan, a gorgeous kitchen, & a covered front deck. The basement unit features 2 bedrooms, 1 full bathroom, 9 ft ceilings, a spacious open concept floor plan and a gorgeous kitchen. There's also a parking pad out back providing vehicle space for both units. This property is fully rented out with the main floor unit paying \$1900/month + utilities, and the basement unit paying \$1400/month + utilities. Great location!! Walking distance to all levels of schools, parks, and close to all major amenities! 24 Hour notice minimum required for showings.

Living Room 20 x 18'20
 Primary Bedroom 13 x 10'80
 Bedroom 14 x 12
 Four Piece Bath
 Bedroom 11 x 12

Living Room 12'70 x 9'30
 Kitchen 12'60 x 8'50
 Bedroom 10'80 x 8'50
 Bedroom 13'30 x 7'50

Listing Presented By:



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