

555 College Avenue

Winnipeg, MB

\$274,900 | 3 BEDS | 1 BATH | 1,896 SQFT | LOT SIZE: 25'x148'
MAIN & 2ND FLOOR MAIN & 2ND FLOOR

Smart Investment – Live In One, Rent the Other!



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Here's an excellent opportunity for either a rental investment or a personal residence with income potential. This fully renovated 2-storey duplex offers a spacious main floor 3-bedroom suite with a full basement and laundry, along with a second-floor 3-bedroom suite complete with its own laundry. All appliances are included, and with both suites now vacant, you have the flexibility to set your own rental rates. The property also features a fenced backyard with a large security gate and parking for two vehicles, with the possibility for a third. Whether you choose to move in and let the second suite help pay your mortgage, or rent out both sides, this property is a smart and versatile choice.

INCLUSIONS

Main Floor:

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave

Basement:

- Washer (for Main Floor Suite)
- Dryer (for Main Floor Suite)

2nd Floor:

- Refrigerator
- Stove
- Range Hood
- Dishwasher
- Washer
- Dryer

SPECIFICATIONS

- Style: 2 Storey
- Built: 1913
- Gross Taxes: \$3,513.06
- Net Taxes: \$2,660.54

MEASUREMENTS

Main Floor Suite:

Eat-in Kitchen: 14.92 x 9.50

- Vinyl Flooring
- 9ft Ceiling
- Newer Maple Cabinets
- North Facing Window
- Tray Ceiling
- Pot Lighting

Living Room: 32.00 x 9.50

- Laminate Flooring
- 9ft Ceiling
- East & South Facing Windows

• Main Bathroom: 4 Piece

Primary Bedroom: 9.50 x 8.83

- Wall-to-Wall Carpet
- Double Closet
- West Facing Window

Bedroom #2: 8.83 x 8.83

- Wall-to-Wall Carpet
- Double Closet
- North Facing Window

Bedroom #3: 9.58 x 8.83

- Wall-to-Wall Carpet
- Double Closet
- West Facing Window

Second Floor Suite:

Eat-in Kitchen: 18.25 x 9.50

- Laminate Flooring
- Maple Cabinets
- Small Closet Beside Fridge Has Electrical Panel

Living Room: 15.50 x 9.50

- Laminate Flooring
- Vaulted Ceiling
- South Facing Window

• Main Bathroom: 4 Piece

• In-Suite Laundry

Primary Bedroom: 10.42 x 10.00

- Wall-to-Wall Carpet
- Double Closet
- North Facing Window

Bedroom #2: 10.42 x 8.45

- Wall-to-Wall Carpet
- Double Closet
- North Facing Window

Bedroom #3: 10.42 x 8.92

- Wall-to-Wall Carpet
- Double Closet
- West Facing Window

Basement: 33.33 x 17.17

- Full Height Stone
- Washer & Dryer for Main Floor Suite

Front Porch: 8.00 x 20.00

FEATURES

- High Efficiency Forced Air Natural Gas Furnace (Heats Both Suites)
- 100 Amp Electrical Panel (Second Floor Suite) & 200 Amp Electrical Panel (Main Floor Suite) - Newer Wiring & Breaker Panels
- 60 Gallon Electric Hot Water Tank w/ Newer Copper & PEX Water Lines & Drain Pipe
- Wood Siding, Stucco & Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- 2x Window A/C's & 1x Tower A/C
- Full Unfinished Basement
- Stone Foundation
- Community Water & Sewer
- Maple Kitchen Cabinets
- Laminate, Carpet & Vinyl Flooring
- Remodelled Kitchen, Bathroom, Flooring, Windows, Wiring, Plumbing & Heating
- Property is Landscaped w/ 8'x10' Deck
- 7'x14' Shed
- Rear Parking w/ Security Gate, 63' From House to Gate & 24' Wide