



\$439,900

MLS# 202602518

3 Bedrooms | 2 Bathrooms | 1,998 Sqft

SS Now/OTP as received - Nestled in one of Winnipeg's most dynamic neighbourhoods, Osborne Village! This duplex is an incredible opportunity for investors or buyers looking to live in one suite while generating income from the other. Perfectly positioned steps from shops, restaurants, coffee spots, and major transit routes, this is urban living at its best. The main floor features a 1-bedroom + den unit, while the upper suite offers 2 spacious bedrooms and access to a private deck/balcony. Both units enjoy separate entrances and individual access to the basement, adding convenience and flexibility for tenants or owner-occupants. Extensively upgraded, this property offers peace of mind with major improvements including basement floor, sump pit, new teleposts with pads (2010), shingles (2021), furnace (2021), hot water tank (2021), Hardie board siding with rigid insulation (2024), and a brand-new front deck (2024). Whether you're expanding your portfolio or looking for a smart house-hack in one of Winnipeg's most sought-after neighbourhoods, this is a standout opportunity you don't want to miss! Features: Alarm system, Blinds, Dishwasher, Dryer, Fridges - Two, Microwave, Stoves - Two, Washer, Window Coverings, Window/Portable A/C Unit



For full listing details,
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