



**\$379,900**

**MLS# 202609084**

**3 Bedrooms | 2 Bathrooms | 1,998 Sqft**

SS Now/Offered as received - Nestled in one of Winnipeg's most vibrant neighbourhoods, Osborne Village, this duplex presents an incredible opportunity for investors or buyers looking to live in one suite while generating income from the other. Just steps from shops, restaurants, cozy coffee spots, and major transit routes, this location truly offers the best of urban living. The main floor features a 1-bedroom + den unit, while the upper suite boasts 2 spacious bedrooms along with access to a private deck/balcony. Both units offer separate entrances and individual basement access, providing added convenience and flexibility for tenants or owner-occupants alike. Extensively upgraded, this property delivers peace of mind with major improvements including the basement floor, sump pit, and 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 growing your investment portfolio or searching for a smart house-hack in one of Winnipeg's most sought-after communities, this is a standout opportunity you won't want to miss! Features: Alarm system, Blinds, Dishwasher, Dryer, Fridges - Two, Stoves - Two, Washer, Window Coverings



For full listing details, please scan:



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