

Residential Client Full w/Photo

397 Aberdeen Avenue , Winnipeg R2W 1V5
 MLS®: **202400736** Status: **Active**
 Area: **4A** Nghbrhd: **North End**

List Date: **01/08/2024** List Price: **\$124,900**
 DOM: **0**

Property Type



Type: **RD** Liv Area: **77.48 M2/834 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **BNG** Lot Front: **7.62 M/25 F**
 Yr Built/Age: **/Older** Lot Dpth: **36.27 M/119 F**
 New Const: **No** Lot Area: **276.39 M2/2,975 SF**

Tax Amt: **\$1,363.51** Tax Yr: **23**
 Ed Tax: **\$609.26** Imprv: **\$173.75**
 Spc Lvy: Payout:

Linc #: **014R032072000**
 Schl Div: **W1**
 Legal:
 Add Lgl:

RMA: **4** BDA: **2** TBD: **2** Baths: **F1/H0**

Remarks & Directions

Remarks: **Excellent rental or starter home. Rental income potential of \$1100-1300/month. OR, OWN this as low as \$692/month (based on \$124,900 w/5% down at 5.04% over 25 years). Good cash flow. Straight, solid & in good condition. At 834 square feet - this home offers a spacious front entrance, large living room with dining area leading to a spacious eat-in kitchen with plenty of storage. The main floor also boasts a good sized primary bedroom, second bedroom, 4 piece bathroom and side entrance. The basement offers good storage area, laundry, and in good shape. Some recent updates include: shingles, electrical panel & wiring, plumbing, furnace, PVC windows, new kitchen cabinets/counters, flooring, hot water tank (2022), fence, and more. This home is situated on a good sized lot with rear driveway and single detached garage. Come have a look - great opportunity at this price. Check out the virtual 3D tour by clicking the multimedia buttons.**

Dir/GPS:

General Information

Basement: 3/4, Full	B Dev: Unfinished	Zoning: R2
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Acres:	
Frnt Exp: S	Survey: Normal	
Exterior: Stucco	Fndtion: Concrete	
Roof: Shingle	Cnstrct: Wood Frame	
Flooring: Laminate, Vinyl	Water: Municipal/Community	
Heating: Forced Air	Sewer: Municipal/Community	
Gas:	H Fuel: Electric	
Parking: Single Detached	Hydro:	
Remodel: Electrical, Exterior, Flooring, Furnace, Kitchen, Plumbing, Roof Coverings		
Site Influ: Fenced, Public Transportation		
Features:		
Gds Incl: Refrigerator, Stove		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living/Dining room	M	19X15	Eat-In Kitchen	M	13X13	Four Piece Bath	M	
Primary Bedroom	M	10X9	Bedroom	M	9X9			
	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>		
# Baths:	0	0	0	1	0	0		
# Ensuite:	0	0	0	0	0	0		

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