

CrossProperty Client Full

Property Type

397 Aberdeen Avenue , Winnipeg R2W 1V5

Nghbrhd: **North End**
 Linc #: **014R032072000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1905/Older**
 New Const: **No**
 RMA: **4** BDA: **2** TBD: **2** Baths: **F1/H0**
 Legal:
 Add Lgl:

Area: **4A**
 Schl Div: **W1**
 Gross Tax: **\$1,363.51**
 Tax Yr: **24**
 Ed Tax: **\$609.26**
 Imprv: **\$173.75**
 Spc Lvy:
 Payout:

MLS® #: **202422144**
 Status: **Incomplete**
 List Price: **\$119,900**
 Sell Price:
 Sell Date:
 DOM:

Remarks & Directions

Remarks: **Excellent rental or starter home. Rental income potential of \$1100-1300/month. OR, OWN this as low as \$630/month (based on \$119,900 w/5% down at 4.5% 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:	Shape: Normal	Acres:
Frnt Exp:	Survey:	Fndtion: Concrete
Exterior: Stucco		Cnstrct: Wood Frame
Roof: Shingle		Water: Municipal/Community
Flooring: Laminate, Vinyl		Sewer: Municipal/Community
Heating: Forced Air		H Fuel: Electric
Gas:		Hydro:
Parking: Single Detached		
Remodel: Electrical, Flooring, Furnace, Kitchen, Plumbing, Roof Coverings, Windows		
Site Influ: Fenced, Public Transportation		
Features:		
Gds Incl: Refrigerator, Stove		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	<u>L</u>	<u>Dimen</u>	Room	<u>L</u>	<u>Dimen</u>	Room	<u>L</u>	<u>Dimen</u>
Living/Dining room	M 19X15		Eat-In Kitchen	M 13X13		Four Piece Bath	M	
Primary Bedroom	M 10X9		Bedroom	M 9X9				

# Baths:	<u>1PC</u> 0	<u>2PC</u> 0	<u>3PC</u> 0	<u>4PC</u> 1	<u>5PC</u> 0	<u>6PC</u> 0	# Ensuite:	<u>1PC</u> 0	<u>2PC</u> 0	<u>3PC</u> 0	<u>4PC</u> 0	<u>5PC</u> 0	<u>6PC</u> 0
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