

526 & 528 Kent Street

Winnipeg, MB

\$474,900 | 3 BEDS | 1 BATH | 2 BATHS | 2,072 SQFT | LOT SIZE: 46'x110'
BOTH SUITES 2ND FLOOR SUITE MAIN FLOOR SUITE

Turnkey Duplex with Established Rental Income in East Elmwood



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This 2,072 sq. ft. upper/lower duplex on a fenced 46' x 110' lot is a true income-producing property. Each level offers 3 bedrooms, a full bath, and separate laundry for complete privacy. The main floor showcases a renovated kitchen with breakfast bar, a remodelled bath with jetted tub, and access to a versatile rec/guest room with gas fireplace (currently not operational) and 3-piece bath. Both units have their own high-efficiency furnace and central air, with separate gas and hydro meters. Current rents are \$1,750 (main) and \$1,250 (upper), making this an attractive opportunity for investors or buyers wanting help with the mortgage. Upgrades include windows, doors, eaves/soffits, and exterior paint. A double 22' x 22' garage divided for tenants adds extra value, all in a desirable East Elmwood neighbourhood.

INCLUSIONS

Main Floor:

- Refrigerator
- Stove
- Dishwasher
- Built-in Microwave

2nd Floor:

- Refrigerator
- Stove
- Washer
- Dryer
- Garage Door Openers & Remotes
- Shed

SPECIFICATIONS

- Style: Duplex
- Built: 1960
- Gross Taxes: \$5005.36
- 528 (2nd Floor) Rent: \$1,250/mth
- 526 (Main Floor) Rent: \$1,750/mth

MEASUREMENTS

Main Floor Suite (526):

Eat-in Kitchen: 12.42 x 11.58

- Vinyl Flooring (Newer)
- Newer Oak Cabinets
- Dual Stainless Steel Sink
- Over The Range Microwave
- Built-in Dishwaser

Living Room: 15.58 x 12.42

- Laminate Flooring
- South Facing PVC Picture Window

Main Bathroom: 4 Piece

- Tile Tub Surround
- Jetted Tub

Primary Bedroom: 11.50 x 10.58

- Wall-to-Wall Carpet
- Double Closet
- East Facing PVC Window

Bedroom #2: 9.00 x 8.42

- Wall-to-Wall Carpet
- Single Closet
- East Facing PVC Window

Bedroom #3: 11.58 x 7.67

- Wall-to-Wall Carpet
- Double Closet
- East Facing PVC Window

Basement:

Laundry Room: 20.58 x 13.42

- Concrete Floor

Rec. Room: 18.83 x 13.75

- Concrete Floor
- Gas Fireplace (Not Working)

Hobby Room: 10.33 x 8.58

- Concrete Floor
- Non-Egress Window

Bathroom: 3 Piece

Second Floor Suite (528):

Eat-in Kitchen: 11.50 x9.83

- Plank Flooring
- Dual Stainless Steel Sink
- Older Painted Cabinets
- Large PVC Windows

Living Room: 23.17 x 12.50

- Hardwood Flooring
- Large Double Pane Picture Window

4 Piece Bathroom: 6.00 x 5.17

- Vinyl Flooring
- Tub Surround
- PVC Slider

Primary Bedroom: 11.42 x 10.67

- Laminate Flooring
- Double Closet

Bedroom #2: 9.58 x 7.67

- Laminate Flooring
- Double Closet
- Vinyl Window

Bedroom #3: 9.08 x 8.50

- Laminate Flooring
- Single Closet

FEATURES

- Non-Smoking Home
- Twin High Efficiency Forced Air Natural Gas Furnace
- Hydro & Gas Metered Separately
- Twin 100 Amp Electrical Panels (Federal Breaker)
- Central A/C (2003) (Recently Serviced)
- Twin Electric Hot Water Tanks
- Cast & PVC Drain Pipes
- Copper Water Lines
- Brick, Vinyl & Stucco Exterior Finish
- Asphalt Shingles
- Aluminum Soffits & Fascia (2014)
- PVC Windows
- Full Partially Finished Basement
- Concrete Foundation
- Community Water & Sewer
- Natural Gas Fireplace (Not Working)
- Oak Kitchen Cabinets (Main Floor Suite), Painted Cabinets (2nd Floor Suite)
- Laminate, Carpet & Vinyl Flooring Throughout (Newer Floor in Main Floor Kitchen)
- 22'x22' Double Detached Garage (With Separate Stalls, Separate Doors & Separate Hydro)
- Entire Home Interior Painted 2 Years Ago
- Current House Insurance: \$4,399/yr for Entire Duplex
- Tenants Pay Utilities
- Owner Pays Water for Both Suites (Total Was \$5,175 in 2024)

The information on this feature sheet is from sources deemed reliable, however no responsibility is assumed for the accuracy of this information.