



Olga Sinegub
 Maximum Result with Minimum Stress
 Максимальный результат при минимальном стрессе

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Client Full w/Photo

Page 1 of 1

91 LUSTED Avenue , Winnipeg R2W 3P3

List Date: 11/24/2010

List Price: \$97,000

MLS® #: 1022561

Status: Active

DOM: 10

Org Price: \$97,000

Area: 4A

Nghbrhd: Point Douglas

Property Type



Type: Duplex

Liv Area: 99.13 M2/1,067 SF

Use:

Fin Bsmnt:

Style: TWO

Lot Front: 9.45 M/31 F

Yr Built: 1937

Lot Dpth: 30.18 M/99 F

Age: Older

Lot Area: 312.71 M2/3366 SF

Tax Amt: \$1,140.99

Tax Yr: 2010

Schl Div: W1

Legal:

Add Lgl: LBP 21 31580 34/5 58 ST J

RMA: 9 BDA: 4 TBD: 4 Baths: F2/H0

Remarks & Directions

Remarks: GREAT INVESTMENT! INCREDIBLE POINT DOUGLAS SIDE-BY-SIDE DUPLEX ,2-2BDRM STES IN MINT COND,FEATURES TONS OF UPGRADES. INCLUDES 2 FRIDGES, 2 STOVES, 2 HWTANKS, 2 FURNACES, 2 SEPERATE GAS/HYDRO METERS AND 2 SEPERATE LAUNDRY HOOK-UPS IN THE BASMENT. FULL DRY BASEMENT. LOCATED ACROSS FROM THE SCHOOL, PLAY GROUND AREA AND SHORT WALKING DISTANCE TO BUS, CHURCH, SHOPPING. THIS IS NOT A DRIVEBY. STEP INSIDE TO SEE AND APPRECIATE THE OPPORTUNITY.

Dir/GPS:

General Information

Basement: Full	B Dev: Unfinished	Zoning: R2
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Shape: Normal	Acres:
Frnt Exp: SE	Survey:	Fndtion: Concrete
Exterior: Other-Remarks	Cnstrct: Wood Frame	Water: Municipal/Community
Roof: Shingle	Sewer: Municipal/Community	H Fuel: Natural gas
Flooring: Wall-to-wall carpet, Tile	Hydro:	Garage: Y
Heating: Forced Air	Pool:	
Gas:		
Oth Utl:		
Parking: Single Detached		
Remodel: Other remarks		
Site Influ: Playground Nearby, Shopping Nearby, Public Transportation		
Features:		
Gds Incl: Two Fridges, Two stoves, Window Coverings		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen					
Living Room	M	9.50X9.50	Kitchen	M	12.25X11.00	Master Bedroom	M	9.50X8.75					
Living Room	M	9.25X9.75	Dining Room	M	8.00X6.75	Kitchen	M	10.75X8.25					
Bedroom	U	7.25X7.75	Bedroom	U	11.00X10.25	Bedroom	U	10.00X12.00					
Four Piece Bath	U		Four Piece Bath	U									
# Baths	1PC: 0	2PC: 0	3PC: 0	4PC: 2	5PC: 0	6PC: 0	# En	1PC: 0	2PC: 0	3PC: 0	4PC: 0	5PC: 0	6PC: 0