



# 175 PORTLAND AVE



## ABOUT THE AREA

### ST. VITAL

One of Winnipeg's most desirable areas, St. Vital offers quick access to downtown, top schools, river trails, and all the shopping and dining you need.

## CONTACT K&S

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## FOUR DOORS. ONE SMART INVESTMENT.

Thoughtfully planned across multiple levels, this **fourplex** features **four self-contained suites**, each with its own distinct layout and generous living space. **Natural light**, **efficient floorplans**, and practical storage solutions create homes that feel **comfortable** and **considered** — not crowded.

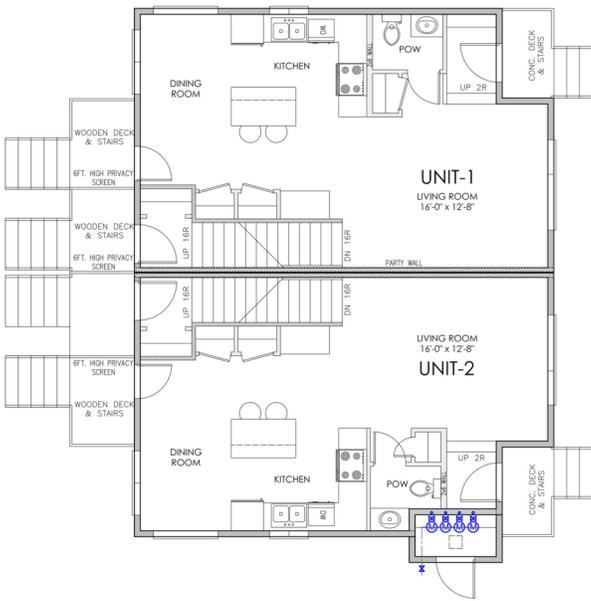
Built with durability and **low-maintenance ownership in mind**, this is a property designed to perform well today and hold its value well into the future.

**MODERN  
FOURPLEX**

**SMART  
DENSITY**

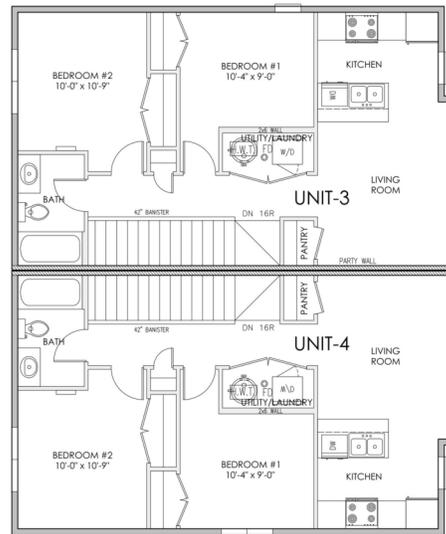
**DESIGNED FOR INVESTMENT**

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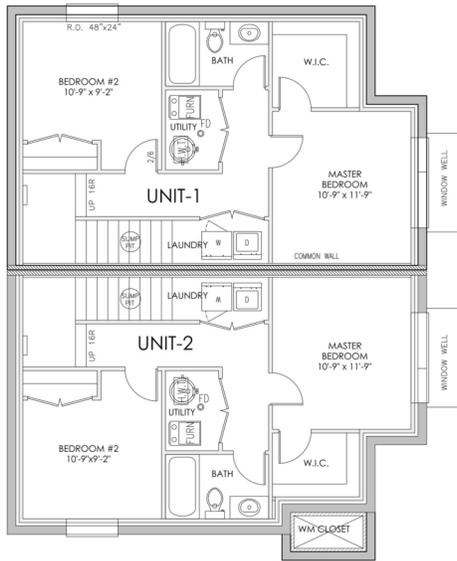
MAIN FLOOR PLAN  
1,277.5 SQ. FT.  
1/8" = 1'-0"

UNIT-1: 637 SQ. FT.  
UNIT-2: 637 SQ. FT.



SECOND FLOOR PLAN  
1,401 SQ. FT.  
1/8" = 1'-0"

UNIT-3: 699 SQ. FT.  
UNIT-4: 699 SQ. FT.



BASEMENT FLOOR PLAN  
1,277.5 SQ. FT.  
1/8" = 1'-0"

UNIT-1: 637 SQ. FT.  
UNIT-2: 637 SQ. FT.

## DESIGNED ACROSS 3 LEVELS

- Four self-contained units with efficient, tenant-friendly layouts across three levels
- In-suite laundry in every unit, offering everyday convenience and strong rental appeal
- Private outdoor decks for main-floor units, extending living space outdoors
- Clearly defined living and sleeping areas for privacy and functional flow
- Multiple unit layouts with consistent sizing, supporting flexible rental strategies



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