

402-916 Cloutier Dr

Welcome
to



About This 1079 SF Condo

Showings Start April 12. Offers April 20. DARE TO COMPARE!
Incredible value in this great CONCRETE condo building in Southwest Winnipeg, overlooking the scenic Red River. Welcome to 402-916 Cloutier Dr. Nearby to UofM, perimeter HWY, shopping, transit, restaurants, St Norbert Market, & much more! This condo has a LOT to offer! Starting w/great curb appeal. This 7 story brick/concrete building welcomes you w/ample visitor parking & an inviting secure lobby with tropical decor! Take the elevator up to unit 402. AT 1079 SF, this condo is well appointed. It offers an open concept living/dining room w/covered balcony views & leads to the recently updated kitchen, which provides ample counter/cabinet space & stainless steel appliances! There are 2 good sized bedrooms, the primary boasts a massive walkthrough closet leading to the 2 pce ensuite bathroom & a 4 pce bathroom around the corner serves everyone else! You'll also enjoy ensuite laundry & storage too! Updates in 2026 include: Kitchen counters/cupboards & garbeurator, all new paint, flooring & bathroom fixtures, washer/dryer, electrical. Additionally, enjoy 2 PARKING STALLS (underground & surface), exterior storage, SWIMMING POOL/fitness/party rooms!

Features:

- 2 bedrooms, 2 bathrooms
- 2 parking stalls (underground & surface)
- Updates including kitchen, flooring, interior, bathroom, electrical, & much more.



Shawn Sommers
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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

CrossProperty Client Full

Property Type

#402 916 Cloutier Drive , Winnipeg R3V 1W9		Area: 1Q	MLS@ #: 202606934
Nghbrhd: St Norbert		Schl Div: Pembina Trails (WPG 7)	
Linc #: 003R031919600	Liv Area: 100.24 M2/1,079 SF	Tax Amt: \$3,693.30	Status: Incomplete
Type: Apartment	Fin Bsmnt: .00 M2/ SF	Tax Yr: 25	List Price: \$249,900
Use: Year-round	Lot Front: .00 M/ F	Ed Tax: \$1,062.94	Sell Price:
Style: 1LEVL	Lot Dpth: .00 M/ F	Imprv: \$1,555	Sell Date:
Yr Built/Age: 1975/Older	Lot Area:	Spc Lvy:	DOM:
New Const: No	Bare Land: No	Payout:	
RMA: 6 BDA: 2 TBD: 2 Baths: F1/H1			
Legal:			
Add Lgl:			

Condominium Corporation Information

Corp #: 168	Unit: 36	% Ownr: 1.3	Reserve: 440542
Strq #: 402	Prk Unit #: 25U & 26S	M Appr:	Rsrv Dt: 03/30/2025
Name: MARINA DEL RAY		# Units: 83	# Project: 83
C Fee: \$694.31 Monthly	Unit Loc: Upper Level Unit	Mg Cmp: Murdoch Management 204-982-2000 Dennis	
Includes: Cable TV, Caretaker, Contribution to Reserve Fund, Heat, Hot Water, Hydro, Insurance-Common Area, Landscaping/Snow Removal, Management, Parking, Recreation Facility, Water			
Restrict: No Smoking			

Remarks & Directions

Remarks: **Showings Start April 12. Offers April 20. DARE TO COMPARE! Incredible value in this great CONCRETE condo building in Southwest Winnipeg, overlooking the scenic Red River. Welcome to 402-916 Cloutier Dr. Nearby to UofM, perimeter HWY, shopping, transit, restaurants, St Norbert Market, & much more! This condo has a LOT to offer! Starting w/great curb appeal. This 7 story brick/concrete building welcomes you w/ample visitor parking & an inviting secure lobby with tropical decor! Take the elevator up to unit 402. AT 1079 SF, this condo is well appointed. It offers an open concept living/dining room w/covered balcony views & leads to the recently updated kitchen, which provides ample counter/cabinet space & stainless steel appliances! There are 2 good sized bedrooms, the primary boasts a massive walkthrough closet leading to the 2 pce ensuite bathroom & a 4 pce bathroom around the corner serves everyone else! You'll also enjoy ensuite laundry & storage too! Updates in 2026 include: Kitchen counters/cupboards & garbeurator, all new paint, flooring & bathroom fixtures, washer/dryer, electrical. Additionally, enjoy 2 PARKING STALLS (underground & surface), exterior storage, SWIMMING POOL/fitness/party rooms!**

Dir/GPS:

General Information

Basement: None	B Dev:	# FP:
Fireplace:	FP Fuel:	
Lot Dim:	Shape:	
Frnt Exp:	Survey:	
Exterior: Brick	Fndtion: Concrete	
Roof: Tar & Gravel	Cnstrct:	
Flooring: Laminate, Vinyl	Water: Municipal/Community	
Heating: Baseboard	Sewer: Municipal/Community	
Gas:	H Fuel: Electric	
Parking: Extra Stall(s), Parking Pad, Parkade, Outdoor Stall, Underground; Enclsd: 1; Ttl: 2	Hydro:	
Remodel: Bathroom, Electrical, Flooring, Kitchen, Other remarks		
Site Influ: Landscaped patio, Paved Street, Private Setting, Public Swimming Pool, River View, Riverfront, Shopping Nearby, Waterfront		
Features: Air Conditioning - Split Unit, Air conditioning wall unit, Balcony - One, Concrete floors, Concrete walls, No Pet Home, Pool, inground, Smoke Detectors		
Amenities: Cable TV, Elevator, Fitness workout facility, Garage Door Opener, In-Suite Laundry, Laundry Coin-Op, Party Room, Picnic Area, Professional Management, Security Entry, Visitor Parking		
Gds Incl: Dishwasher, Dryer, Hood fan, Refrigerator, Stove, Washer		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	20.25X12.25	Dining Room	M	12.58X7.83	Kitchen	M	13.67X7.92
Primary Bedroom	M	17.42X11.08	Bedroom	M	17.42X8.92	Walk-in Closet	M	8.83X6.08
2 Piece En Bath	M		Four Piece Bath	M				

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

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.