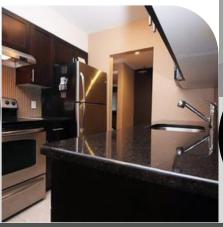


First time buyer looking to get into a home? Downsizing? Looking for a profitable investment as a rental? You'll find it here at this great property in wonderful Garden City! This spacious condo has everything you need to make yours. Featuring a big open concept living room with big bright PVC windows, hardwood & tile flooring, recessed pot lighting, choice paint colours, a delectable dining room overlooking a brilliant updated kitchen complete with espresso stained maple cabinets, granite counter tops, & stainless steel appliances. There's plenty of storage & closet space, a 4 piece bathroom, and a very spacious primary bedroom. This condo comes complete with a parking stall, storage locker area, laundry facility, & appliances are inclusive. It's conveniently located near shopping, transit, all levels of schools, services & much more. And it is PET FRIENDLY (ask for details). Low condo fees & taxes along with this great price make this one a great winner. HURRY! Make this yours!

- 1 bedroom & 1 bathroom
- Living room, Kitchen, large bathroom.
- Includes parking/storage
- Close to all amenities, transit, schools, shopping and more in GARDEN CITY







Shawn Sommers 204.818.0707 www.ShawnSommers.com

21 CENTURY 21.

Carrie Realty

Shawn Sommers Personal Real Estate Corporation

## CrossProperty Client Full Property Type #9 620 Jefferson Avenue, Winnipeg R2V 0P2 Area: 40 MLS® #:202501800 Garden City Schl Div:W10 Nghbrhd: 011R051788800 Linc #: Liv Area: 60.39 M2/650 SF Tax Amt: \$1,422.34 Status: Active List Price:\$137.900 Type: Apartment Fin Bsmnt:.00 M2/SF Tax Yr: 24 Sell Price: Use. Vear-round Lot Front: .00 M/ F Ed Tax: \$733.05 Style: 11 FVI Lot Dpth: .00 M/F Imprv: \$51 Sell Date: Yr Built/Age:1960/ Lot Area: Spc Lvy: DOM: Bare Land: Payout: New Const: No. 4 BDA: 1 Baths: F1/H0 RMA: TBD: 1 Legal: Add Lgl: Condominium Corporation Information % Ownr:2.1 726 Unit: 23124.72 Corp #: 32 Reserve: M Appr: Strg #: Prk Unit #:30 Rsrv Dt: 08/31/2024 Jefferson Avenue Condos # Units: 21 # Project:42 Name: End unit, Upper Level UnMg Cmp:Imperial 204-272-8799 - Albert \$276.30 Monthly Unit Loc: C Fee: Caretaker, Contribution to Reserve Fund, Hot Water, Insurance-Common Area, Landscaping/Snow Removal, Includes: Management, See remarks Restrict: Remarks & Directions Remarks: First time buyer looking to get into a home? Downsizing? Looking for a profitable investment as a rental? You'll find it here at this great property in wonderful Garden City! This spacious condo has everything you need to make yours. Featuring a big open concept living room with big bright PVC windows, hardwood & tile flooring, recessed pot lighting, choice paint colours, a delectable dining room overlooking a brilliant updated kitchen complete with espresso stained maple cabinets, granite counter tops, & stainless steel appliances. There's plenty of storage & closet space, a 4 piece bathroom, and a very spacious primary bedroom. This condo comes complete with a parking stall, storage locker area, laundry facility, & appliances are inclusive. It's conveniently located near shopping, transit, all levels of schools, services & much more. And it is PET FRIENDLY (ask for details). Low condo fees & taxes along with this great price make this one a great winner. HURRY! Make this yours! Located on Jefferson between Sinclair & Parr streets! Dir/GPS: General Information Basement: Full B Dev. Partially Finished # FP· Fireplace: FRATURA: Shape: Lot Dim: Cnstrct: Survey: Concrete Frnt Exp: Water: Brick, Other-Remarks Concrete Exterior: Sewer: Tar & Gravel Municipal/Community Roof: H Fuel: Flooring: Wall-to-wall carpet, Tile, Wood Municipal/Community Hydro: Baseboard, Central heating Heating: Gas Parking: Backing Bade Plug-Publicat Priye Access. Witdoe it Stall; Ttl: 1 Remodel: Air conditioning wall unit, No Smoking Home, Pet Friendly Site Influ: Laundry Coin-Op, Professional Management, Security Entry Features: Dishwasher, Microwave, Refrigerator, Stove, Window A/C Unit Amenities: Gds Incl: Gds Excl: Rnt Eqp: Approximate Room Dimensions <u>Dimen</u> 18.5X13 Dimen Room Room Dimen Room M 11X10 Dining Room 9.5X8.74 Primary Bedroom Living Room 8.5X7 Four Piece Bath Kitchen $\frac{2PC}{0} = \frac{3PC}{0} = \frac{4PC5PC}{1} = \frac{6PC}{0}$ $\frac{1PC}{0} \quad \frac{2PC}{0} \quad \frac{3PC}{0} \quad \frac{4PC}{0} \frac{5PC}{0}$ <u>1PC</u> ##EnBeauthte:: 0 0 Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.