

*Welcome  
to*

# 9-620 JEFFERSON



## About This 650 SF Condo in Garden City

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



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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

#9 620 Jefferson Avenue , Winnipeg R2V 0P2

Nghbrhd: Garden City  
 Linc #: 011R051788800  
 Type: Apartment  
 Use: Year-round  
 Style: 1LEVL  
 Yr Built/Age: 1960/  
 New Const: No  
 RMA: 4 BDA: 1 TBD: 1 Baths: F1/H0  
 Legal:  
 Add Lgl:

Area: 4G  
 Schl Div: W10  
 Tax Amt: \$1,422.34  
 Tax Yr: 24  
 Ed Tax: \$733.05  
 Imprv: \$51  
 Spc Lvy:  
 Payout:

MLS® #: 202501800  
 Status: Active  
 List Price: \$137,900  
 Sell Price:  
 Sell Date:  
 DOM: 0

## Condominium Corporation Information

Corp #: 726 Unit: 32 % Ownr: 2.1 Reserve: 23124.72  
 Strg #: 9 Prk Unit #: 30 M Appr: Y Rsrv Dt: 08/31/2024  
 Name: Jefferson Avenue Condos # Units: 21 # Project: 42  
 C Fee: \$276.30 Monthly Unit Loc: End unit, Upper Level UnMg Cmp: Imperial 204-272-8799 - Albert  
 Includes: Caretaker, Contribution to Reserve Fund, Hot Water, Insurance-Common Area, Landscaping/Snow Removal,  
 Restrict: Management, See remarks

## Remarks & Directions

Remarks: First time buyer looking to get into a home? Downsizing? Looking for a profitable investment as a rental?  
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 Dir/GPS: Located on Jefferson between Sinclair & Parr streets!

## General Information

Basement: Full B Dev: Partially Finished  
 Fireplace: FP Fuel: # FP:  
 Lot Dim: Shape: Fndtn:  
 Frnt Exp: Survey: Cnstrct: Concrete  
 Exterior: Brick, Other-Remarks Water: Concrete  
 Roof: Tar & Gravel Sewer: Municipal/Community  
 Flooring: Wall-to-wall carpet, Tile, Wood H Fuel: Municipal/Community  
 Heating: Baseboard, Central heating Hydro: Electric  
 Gas:  
 Parking: Parking Pad, Plug-in, Rear Drive Access, Outdoor Stall; Ttl: 1  
 Remodel: Shopping Nearby, Public Transportation, View City  
 Site Influ: Air conditioning wall unit, No Smoking Home, Pet Friendly  
 Features: Laundry Coin-Op, Professional Management, Security Entry  
 Amenities: Dishwasher, Microwave, Refrigerator, Stove, Window A/C Unit  
 Gds Incl:  
 Gds Excl: None;  
 Rnt Eqp:

## Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	18.5X13	Primary Bedroom	M	11X10	Dining Room	M	9.5X8.74
Kitchen	M	8.5X7	Four Piece Bath					

# Baths:	1PC	2PC	3PC	4PC	5PC	6PC	1PC	2PC	3PC	4PC	5PC	6PC
	0	0	0	1	0	0	0	0	0	0	0	0

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