

*Welcome
to*

11-105 Scotia Street



About This 514 SF condo in Scotia Heights - Winnipeg

Are you at a point in life where you know what you want, but haven't found it? Maybe a 1st time buyer? Downsizing? Or wanting to invest in your future? STOP LOOKING - find it here! This 1 bedroom character condo in historic SCOTIA HEIGHTS packs a lot of punch! It's a RIVERFRONT TOP FLOOR CORNER unit & will check all the boxes. Retention of character & charm, fused with tasty, thoughtful updates will surely please. The spacious, spa-like updated bathroom leads to a warm & accommodating kitchen enriched w/maple cabinets, plenty of counter space & stainless steel appliances. It overlooks the bright living room complete with a clever, foldable eating nook! Rest & recharge in the spacious primary bedroom w/ample closet room! From there, enjoy morning coffee & evening cocktails on the covered balcony overlooking your backyard w/soaring views of the mighty Red River where you can enjoy a campfire & more! Gated parking, storage, shared/insuite (hookup) laundry included! UNIQUE & INCREDIBLE VALUE!

- 1 bedroom & 1 full bathroom - fully updated
- Living room, & Kitchen
- Parking
- Overlooking the Red River!
- Close to all amenities, transit, schools, shopping and 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

#11 105 Scotia Street , Winnipeg R2W 3W6

Nghbrhd: **Scotia Heights**
 Linc #: **014R100029800** Liv Area: **47.75 M2/514 SF**
 Type: **Apartment** Fin Bsmnt: **.00 M2/ SF**
 Use: **Year-round** Lot Front: **.00 M/ F**
 Style: **1LEVL** Lot Dpth: **.00 M/ F**
 Yr Built/Age: **1912/Older** Lot Area:
 New Const: **No** Bare Land: **No**
 RMA: **3** BDA: **1** TBD: **1** Baths: **F1/H0**
 Legal:
 Add Lgl:

Area: **4D** MLS® #: **202423362**
 Schl Div: **W1**
 Tax Amt: **\$1,420.52** Status: **Incomplete**
 Tax Yr: **24** List Price: **\$144,900**
 Ed Tax: **\$712.83** Sell Price:
 Imprv: **\$29** Sell Date:
 Spc Lvy: DOM:
 Payout:

Condominium Corporation Information

Corp #: **603** Unit: **2** % Ownr: **10.22** Reserve: **66781.48**
 Strg #: **11** Prk Unit #: **3** M Appr: **08/22/2023**
 Name: **Scotia Street Condos** # Units: **11** # Project: **11**
 C Fee: **\$389.72 Monthly** Unit Loc: Mq Cmp: **Brydges - Fatima**
 Includes: **Caretaker, Contribution to Reserve Fund, Heat, Hot Water, Insurance-Common Area, Landscaping/Snow Removal, Management, Parking, Water**
 Restrict:

Remarks & Directions

Remarks: ***OFFERS OCT 4* Are you at a point in life where you know what you want, but haven't found it? Maybe a 1st time buyer? Downsizing? Or wanting to invest in your future? STOP LOOKING - find it here! This 1 bedroom character condo in historic SCOTIA HEIGHTS packs a lot of punch! It's a RIVERFRONT TOP FLOOR CORNER unit & will check all the boxes. Retention of character & charm, fused with tasty, thoughtful updates will surely please. The spacious, spa-like updated bathroom leads to a warm & accommodating kitchen enriched w/maple cabinets, plenty of counter space & stainless steel appliances. It overlooks the bright living room complete with a clever, foldable eating nook! Rest & recharge in the spacious primary bedroom w/ample closet room! From there, enjoy morning coffee & evening cocktails on the covered balcony overlooking your backyard w/soaring views of the mighty Red River where you can enjoy a campfire & more! Gated parking, storage, shared/insuite (hookup) laundry included! UNIQUE & INCREDIBLE VALUE!**
 Dir/GPS: ***CLICK ON THE MULTI-MEDIA BUTTONS FOR VR TOUR AND VIDEO***

General Information

Basement: **Full** B Dev: **Partially Finished**
 Fireplace: FP Fuel: # FP:
 Lot Dim: Shape: Survey:
 Frnt Exp: Fndtion: **Not known**
 Exterior: Brick Cnstrct:
 Roof: **Tar & Gravel** Water: **Municipal/Community**
 Flooring: **Laminate, Tile** Sewer: **Municipal/Community**
 Heating: **Hot Water** H Fuel: **Natural gas**
 Gas: Hydro:
 Parking: **Gated parking, Plug-In, Outdoor Stall; Ttl: 1**
 Remodel: **Bathroom, Completely, Flooring, Kitchen, Windows**
 Site Infl: **Fenced, Low maintenance landscaped, Paved Street, Private Setting, Riverfront, River View, Public Transportation, View**
 Features: **Balcony - One, No Smoking Home, Smoke Detectors, Top Floor Unit**
 Amenities: **Laundry shared, Picnic Area, Private Park Access, Professional Management, Security Entry**
 Gds Incl: **Blinds, Dishwasher, Refrigerator, Stove**
 Rnt Eqp:

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Kitchen	M	8.6X12	Three Piece Bath	M		Living Room	M	11.25X12.75
Primary Bedroom	M	9.5X13						

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

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