## 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!



- Living room, & Kitchen
- Parking
- Overlooking the Red River!
- Close to all amenities, transit, schools, shopping and more!



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



<u>Shawn Sommers</u>

Shawn So<u>mmers Personal</u>

**Real Estate Corporation** 

## **CrossProperty Client Full**

#11 105 500	otia Street , Winni	peg R2W 3W	6	Area:	4D	MLS® #:	202423362
Nghbrhd:	Scotia Heights			Schl Div:	W1	12.07.100 To 0.000	
Linc #:	014R100029800	Liv Area:	47.75 M2/514 SF	Tax Amt:	\$1,420.52	Status:	Incomplete
Type:	Apartment	Fin Bsmnt:	.00 M2/ SF	Tax Yr:	24	List Price:	\$144,900
Jse:	Year-round	Lot Front:	.00 M/ F	Ed Tax:	\$712.83	Sell Price:	
Style:	1LEVL	Lot Dpth:	.00 M/ F	Impry:	\$29	Sell Date:	
	1912/Older	Lot Area:		Spc Lvy:	+	DOM:	
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Add LgI:			Condominium Corp	oration Inform	nation		
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Corp #:	603	Unit:	2	% Ownr:	10.22	Reserve:	66781.48
Strg #:	11	Prk Unit #:	3	M Appr:		Rsrv Dt:	08/22/2023
Name:	Scotia Street Con	dos		# Units:	11	# Project:	11
C Fee:	\$389.72 Monthly				Brydges - Fatin		
includes:			serve Fund, Heat, H	ot Water, Insu	urance-Common	Area, Lands	scaping/Snow
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Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.