



# PHOTO

## COMING SOON

**\$199,900**

**MLS# 202604591**

**2 Bedrooms | 2 Bathrooms | 1,010 Sqft**

A rare gem in the heart of Transcona! This stunning 2-bedroom, 2-bathroom condo offers the space and feel of a private home with features you rarely find. Enjoy your own private entrance and fully fenced yard an exclusive perk shared by only two units in the entire complex. Step inside to a bright, spacious main floor featuring a beautifully designed kitchen with quality Kitchen Craft cabinetry and plenty of counter space. The expansive living area easily accommodates both living and dining furniture, making it perfect for everyday living or entertaining. This level also offers a generous bedroom, full bathroom, and bonus storage. Upstairs you'll find a private primary retreat with double closets, a full ensuite, and direct access to the show-stopping feature an incredible 19.5 x 16.75 rooftop patio, perfect for morning coffee or summer evenings with friends. Additional highlights include fresh paint and new flooring (2024), in-suite laundry, two wall A/C units, and an end parking stall. Thoughtfully designed with space, comfort, and lifestyle in mind, this condo is truly move-in ready and stands out from the rest! - Dishwasher, Dryer, Hood fan, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings



For full listing details,  
please scan:



**Andy Kloppenborg**

PHONE  
**(204) 999-4455**

OFFICE PHONE  
**(204) 255-4204**

**RE/MAX<sup>®</sup>**  
**PERFORMANCE**