



**\$269,100**

**MLS# 202614301**

**2 Bedrooms | 1 Bathroom | 807 Sqft**

SS JUNE 20.OFFERS AS RECEIVED .Beautifully maintained 2 bedroom end unit townhouse condo in the heart of South Pointe with condo fees under \$170/month. Built in 2014, this one level home offers an efficient layout, making it an excellent option for small families, downsizers, and those seeking proximity to the University of Manitoba. An outstanding combination of value, location, and affordability. The bright living space flows seamlessly into a well designed kitchen with ample cabinetry and storage. Enjoy a newer refrigerator, built-in microwave, and wall-unit AC. Large windows fill the home with natural light while offering views of mature maple trees and surrounding green space. Outside, appreciate landscaped grounds, tree lined walking paths, and your own dedicated parking stall. The location is hard to beat. You're minutes from Bison Superstore, Altea Active, public transit, scenic walking trails, and less than 10 minutes from the University of Manitoba, making this an attractive option for owner occupants and investors alike. Move in ready, affordable, and located in one of Winnipeg's most desirable communities. An opportunity for you. - Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window/Portable A/C Unit



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**Ivy Blessing Ukor-Ayem**

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