



*Olga Sinegub*

Maximum Result with Minimum Stress  
Максимальный результат при минимальном стрессе

Cell: (204) 333-2311  
Fax: (204) 272-6249  
olga@olgaswinipeg.com  
www.olgasinegub.com

Sutton Group- Kilkenny Real Estate  
663 Stafford St,  
Winnipeg MB R3M 2X7  
Ph: (204) 475-9130



**#105 1671 PLESSIS Road , Winnipeg R3W 1H1**

**\$118,000**

Status: **Active**  
 MLS® #: **1110739**  
 Area: **3K**  
 Neighbr: **Kildonan Meadows**  
 Name: **MEADOW LAKE GARDENS**  
 Type/Use: **Apartment**  
 Style: **One Level**  
 Yr Blt/Age: **1987/OL**  
 Liv Area: **700 SF**  
 Fin Bsmnt: **0.00 M2/0 SF**  
 Basement: **None**  
 Bsmnt Dev:  
 RMA: **4** BDA: **1** TBD: **1** FB: **1** HB: **0** EN:  
 Parking: **Outdoor Stall**  
 Features: **Air conditioning wall unit, Main floor full bathroom, No Pet Home, No Smoking Home, Patio**  
 Amenities: **Laundry Coin-Op, Visitor Parking, Professional Management, Security Entry**  
 Goods Incl: **Window A/C Unit, Blinds, Dishwasher, Refrigerator, Stove, Window Coverings**  
 C. Fee/Incl: **\$146.00 Monthly / Caretaker, Insurance-Common Area, Landscaping/Snow Removal, Management, Parking, Water**  
 Gross Tax: **\$1,235** Year: **2010**



Approximate Room Dimensions					
Room	L	Dimen	Room	L	Dimen
Living Room	M	12.00X16.00	Dining Room	M	10.00X7.50
Eat-In Kitchen	M	12.00X9.00	Master Bedroom	M	11.25X9.75
Four Piece Bath	M				

This is a very well maintained 700 sq ft open concept main floor condo features bright and spacious Living/Dining room combo w/ tile facing fireplace, big eat-in-kitchen, upgrated bathroom-11 and balcony/patio. Quiet location facing courtyard. Low condo fees. Appliances included. Close to all amenities. Must be seen. SS June 1, 2011 Offers June 6 eve