



## 229 Wellington Crescent 5A Winnipeg

\$499,000

SS now. Offers as received. Welcome to The Edgewater on Wellington. Built in 2009, concrete & steel, the newest & most modern luxury building on the riverside of Wellington Crescent. Featuring glass, wood, & stone finishes w/9 feet ceilings. This 5th floor unit w/river & street views offers a significant number of upgrades from the builders original decor package. Cherry stained cabinetry, wood & tile floors, stone counters, silhouette blinds. 1260 sqft + 145 sqft extra in the enclosed balcony (in floor & wall heat). 2 bedrms 2 full bathrooms, in suite laundry & storage. Open concept. U-shaped kitchen w/stainless appl & hood fan, gas cooktop (rarely avail in concrete bldgs), lots of storage, lots of counter area to prep/serve, substantial breakfast bar. The kitchen overlooks the liv/din area w/gleaming wood floors, electric fp & leads to the enclosed balcony-great bonus/flex space. The bedrooms, bathrooms, closets are all an excellent size accommodating to todays lifestyle. Party room & gym. Pets welcome!

Living Room 14'50 x 12'33

Dining Room 12'33 x 8'83

Eat-In Kitchen 12 x 9'33

Sunroom 18'75 x 7'75

Primary Bedroom 18 x 10'67

Bedroom 11'83 x 9'42

Laundry Room 9'75 x 7

Five Piece Ensuite Bath

Four Piece Bath



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