



1275 Leila Avenue 1306 Winnipeg

\$339,000

Welcome to this well-designed 2-bedroom, 2-bathroom condo in the Aspen Meadows community. This functional layout features a bright and spacious living room with tons of natural light from a large window, access to a private balcony overlooking Pipeline Road, a dedicated dining area, and an open-concept kitchen—ideal for everyday living and entertaining. The primary bedroom offers a walk-in closet and private ensuite, while the second bedroom also has its own window for natural lighting. This well-managed building offers fantastic amenities including an exercise room, extra storage locker, and heated underground parking with a car wash station. Condo fees provide exceptional value, covering all utilities—heat, hot water, hydro, water, and even heated parking. Residents also have access to a clubhouse with a spacious party room and full kitchen, along with a bright solarium and beautifully landscaped courtyard. Recent upgrades include new flooring, fresh modern paint, and updated countertops, giving the unit a clean, move-in ready feel. An excellent opportunity for first-time buyers, downsizers, or investors looking for a move-in ready condo in a prime location.

Living Room 15'20 x 11'75
Dining Room 11'60 x 8'90
Eat-In Kitchen 11'10 x 8'90
Primary Bedroom 11'80 x 11'50

Four Piece Ensuite Bath
Bedroom 10'10 x 9'90
Three Piece Bath
Laundry Room 8'80 x 4

Listing Presented By:



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