



1205 St Anne's Road 330 Winnipeg

\$379,900

SS April 23. Stunning 3rd floor 2Bed +den, 2 bath condo offering a bright and functional open concept layout. The spacious living room, dining area & kitchen seamlessly come together, creating the perfect space for both everyday living and entertaining. The well designed kitchen features stainless steel appliances & ample workspace, while the living room opens onto a private north facing balcony overlooking the beautifully maintained courtyard/green space w/ views towards the river. The balcony also includes a convenient gas hookup for barbecuing. Down the hall, you'll find a large primary bedroom that comfortably accommodates a king-sized suite, complete with a walk-in closet and private ensuite. The generously sized second bedroom is ideal for guests or flex use, while the den offers the perfect space for a home office or additional flex area. Addtl highlights include in-suite laundry, one underground parking stall & a storage locker. Enjoy fantastic building amenities, including a party room w/ organized activities, fitness centre, sauna, guest suite, and ample visitor parking. Ideally located close to transit, shopping, and the perimeter, this is condo living at its best. Book your showing today!

Eat-In Kitchen 13'30 x 12

Living Room 14'50 x 13'10

Primary Bedroom 15'50 x 12'20

Three Piece Ensuite Bath 10 x 5'10

Bedroom 13'50 x 11'50

Den 10'10 x 8'40

Four Piece Bath 10 x 5'10

Listing Presented By:



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