



## 200 Tuxedo Avenue 601 Winnipeg

\$519,900

SS 3/5. This beautifully appointed 6th floor executive condominium offers over 1,600 sq. ft. of bright living space with elegant updates and hardwood floors throughout. The spacious living and dining areas are perfect for entertaining, featuring large windows that fill the space with natural light and capture stunning sunset views overlooking Assiniboine Park and The Leaf. Enjoy the sunny solarium—ideal for morning coffee, reading, or relaxing. The kitchen offers quality finishes with stone countertops, stainless steel appliances, and ample cupboard space. The large primary bedroom includes a private ensuite with walk-through closet, while the additional den/bedroom features a built-in Murphy bed for flexible guest accommodations. A second full bathroom and in-suite laundry with sink add everyday convenience. Residents enjoy 24-hour doorman service, underground parking, fitness facility, on-site management, a large storage locker and additional tenant parking spaces available for use. Conveniently located just minutes from Assiniboine Park, walking and biking trails, shops, and restaurants—experience the lifestyle that makes 200 Tuxedo one of Winnipeg's premier condominium communities.

Living Room 21'58 x 15'42

Bedroom 13'75 x 11'08

Four Piece Ensuite Bath

Eat-In Kitchen 14'50 x 9'58

Solarium 14 x 6'33

Primary Bedroom 12 x 17

Dining Room 16 x 10'58

Three Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
[derekdaneault@royallepage.ca](mailto:derekdaneault@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)