



## 261 Queen Street 605 Winnipeg

\$165,000

Live where everything you need is within reach! Accessible 6th floor condo with sweeping views in a prime St. James location just steps from Polo Park Shopping Centre, major bus routes, restaurants, and more! This spacious unit offers a great layout and incredible value. Featuring 2 large bedrooms, a bright and open floor plan with a sunken living room and large dining area, plus a good-sized balcony to enjoy fresh air and city views. Efficient kitchen and plenty of potential to update to your style. A 4-piece bathroom, large in-suite storage closet, coat closet, and linen closet add functionality. Includes one outdoor parking stall with plug-in. This is your opportunity to create your dream home or a profitable rental property. Perfect for first-time buyers, downsizers, or investors looking for affordability and location. Don't miss your chance to own one of the best-value condos in St. James-6th floor, spacious layout, and unbeatable potential!

Kitchen 7'50 x 7

Primary Bedroom 13'58 x 11

Bedroom 13'67 x 9'33

Living Room 15'33 x 11'75

Dining Room 12'42 x 11'75

Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

courtney@hustonimhome.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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