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| District: | City of Selkirk | MLS: | 1811693 |
| Legal: | Lot 18 Blk/Twp 36889 | Bedrooms: | 1 |
| Zoning: | Residential 3 | 2017 Gross Taxes: | \$1,522.37 |
| Occupancy: | Tenant | Year Built: | Older |

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| Style: | Apartment | PRICE: | \$134,000 |
| Condo Fees: | \$257.07 (monthly) | Landscaped: | Yes |
| Front Exposure: | East | Fenced: | No |
| Size: | 62.25 M2/670 SF | Exterior: | Brick |
| Roof: | Tar and Gravel | Flooring: | Laminate, Vinyl |
| Heating: | Hot Water | Fireplace: | No |
| Possession Date: | TBD | | |

| Main Level: | | | |
|--------------|---------------|-----------------|---------------|
| Living Room: | 16.1' x 14.0' | Dining Area: | 8.0' x 7.75' |
| Kitchen: | 8' x 7.75' | Master Bedroom: | 11.0' x 12.0' |
| 4-pce Bath: | 8.0' x 6.25' | | |

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| Parking: | Plug in, Outdoor stall #20 |
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CONTEMPORARY 1 bdrm, 1 bth upper flr condo w/SUN KISSED EAST facing 11x5 balcony. Enjoy the SUMMER TIME VIEW atop a tree just outside the GARDEN DOORS that's accompanied w/the gentle song of birds as you enjoy your morning coffee. The flr plan DRENCHED IN NATURAL LIGHT exudes a comfortable & CONTEMPORARY VIBE. Upgraded laminate flring paves the lvngrm & dn area for E-Z keep. The kit has undergone a remodel & feats STRIKING CAPPUCCINO cabs w/complimentary countertops & sink w/veggie wash. FRIDGE, self-cleaning STOVE & MICROWAVE are incl & make for an E-Z TRANSITION or whether youre eyeing up as an investment property. A comfortable mstrbdrm w/dbl closet & east views ensures natural light even during long winter months. The 4-pce bth feats cabinet w/GRANITE CNTRTP & is steps from the bdrm. The PIECE DE RESISTANCE is the bonus of ***INSUITE LAUNDRY*** via a washer/dryer combo. Plenty of storage, a designated outdr prkg, hydro & heat makes this condo destination not only affordable but the one to consider!



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. I recommend to the Buyer(s) that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.