

4108-193 Victor Lewis Drive

*Welcome
to*

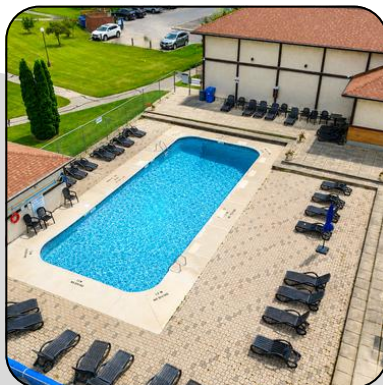


About This 854 Square Foot condo in Lindenwoods

When only the BEST will do! Whether you're starting out, downsizing, making that change in your life, or looking for a fantastic investment property, you want the BEST! Welcome to 4108-193 Victor Lewis Drive. Located in Lindenwoods, one of Winnipeg's BEST neighbourhoods, nearby to the city's BEST shopping, restaurants, venues, & amenities. You can have the BEST at an attractive & affordable price! This 2 bedroom, 1 bath condo is one of the BEST condo projects in the city. You'll feel comfort with a secure entry. Inside this apartment condo, enjoy a spacious foyer with ample closet space & large ensuite storage room. Enjoy meals & entertaining in the spacious dining area & updated kitchen which boast updated flooring, newer stainless steel appliances & overlook the great sized living room w/ornamental fireplace. Patio doors off the living room lead to a generous sized covered balcony, perfect for BBQ's & overlooks the green space & gardens around you. Your own ensuite laundry, an updated 5 PCE bathroom, spacious primary bedroom w/dual closets & a 2nd bedroom make up nearly 900 SF! You'll LOVE the inground pool, fitness facility, ample visitor parking & lush walking paths. Your BEST choice is here!

Features About This Perfectly Updated Condo:

- 2 bedrooms, 1 bathroom
- Parking included
- Updates including interior paint, kitchen, flooring, appliances & more.
- Inground Pool!
- Fitness facility
- Ample visitor parking
- Good reserve fund
- Wonderful walking trails and landscaped grounds
- Close to the BEST of everything in Southwest Winnipeg



Shawn Sommers
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**Shawn Sommers Personal
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

CrossProperty Client Full

Property Type

#4108 193 Victor Lewis Drive , Winnipeg R3P 2A3
 Nqhrhd: **Linden Woods** Area: **1M** MLS@ #: **202623998**
 Linc #: **010R000310700** Liv Area: **79.34 M2/854 SF** Schl Div:
 Type: **Apartment** Tax Amt: **\$2,063.22** Status: **Incomplete**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF** Tax Yr: **26** List Price: **\$209,900**
 Style: **1LEVL** Lot Front: **.00 M/ F** Ed Tax: **\$943.93** Sell Price:
 Yr Built/Age: **1988/** Lot Dpth: **.00 M/ F** Imprv: **\$54** Sell Date:
 New Const: **No** Lot Area: Spc Lvy: DOM:
 RMA: **7** BDA: **2** TBD: **2** Baths: **F1/H0** Payout:
 Legal:
 Add Lgl:

Condominium Corporation Information

Corp #: **250** Unit: **104** % Ownr: **0.585** Reserve: **1083229**
 Strq #: **0** Prk Unit #: **137** M Appr: **Y** Rsv Dt: **09/01/2026**
 Name: **Lindenwoods Village** # Units: **60** # Project: **172**
 C Fee: **\$433.15 Monthly** Unit Loc: Mq Cmp: **TOWERS - MICHELLE 2049542677**
 Includes: **Caretaker, Contribution to Reserve Fund, Heat, Hot Water, Insurance-Common Area, Landscaping/Snow Removal, Management, Parking, Recreation Facility, Water**
 Restrict:

Remarks & Directions

Remarks: **When only the BEST will do! Whether you're starting out, downsizing, making that change in your life, or looking for a fantastic investment property, you want the BEST! Welcome to 4108-193 Victor Lewis Drive. Located in Lindenwoods, one of Winnipeg's BEST neighbourhoods, nearby to the city's BEST shopping, restaurants, venues, & amenities. You can have the BEST at an attractive & affordable price! This 2 bedroom, 1 bath condo is one of the BEST condo projects in the city. You'll feel comfort with a secure entry. Inside this apartment condo, enjoy a spacious foyer with ample closet space & large ensuite storage room. Enjoy meals & entertaining in the spacious dining area & updated kitchen which boast updated flooring, newer stainless steel appliances & overlook the great sized living room w/ornamental fireplace. Patio doors off the living room lead to a generous sized covered balcony, perfect for BBQ's & overlooks the green space & gardens around you. Your own ensuite laundry, an updated 5 PCE bathroom, spacious primary bedroom w/dual closets & a 2nd bedroom make up nearly 900 SF! You'll LOVE the inground pool, fitness facility, ample visitor parking & lush walking paths. Your BEST choice is here!**

Dir/GPS:

General Information

Basement: **None** B Dev:
 Fireplace: **Corner, Tile Facing** FP Fuel: **Wood** # FP: **1**
 Lot Dim: Shape:
 Frnt Exp: Survey:
 Exterior: **Brick & Siding, Stucco** Fndtion: **Concrete**
 Roof: **Shingle** Cnstrct: **Wood Frame**
 Flooring: **Wall-to-wall carpet, Tile, Vinyl** Water: **Municipal/Community**
 Heating: **Hot Water** Sewer: **Municipal/Community**
 Gas: H Fuel: **Natural gas**
 Parking: **Plug-In, Outdoor Stall; Ttl: 1** Hydro: **Budget \$45.00/M**
 Remodel: **Bathroom, Flooring, Kitchen, Other remarks**
 Site Infl: **Landscaped patio, Paved Street, Public Swimming Pool, Public Transportation, Shopping Nearby**
 Features: **Accessibility Access, Air conditioning wall unit, Balcony - One, Intercom, Main floor full bathroom, No Pet Home, No Smoking Home, Pool, inground**
 Amenities: **Fitness workout facility, In-Suite Laundry, Pool Outdoor, Professional Management, Visitor Parking**
 Gds Incl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
 Gds Excl:
 Rnt Eqp:

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Five Piece Bath	M		Living Room	M	12.9X13.75	Dining Room	M	9X8.25
Kitchen	M	11.25X8.75	Primary Bedroom	M	12.5X11	Bedroom	M	12.5X8.75
Walk-in Closet	M		Storage Room	M	3.75X6			

# Baths:	1PC	2PC	3PC	4PC	5PC	6PC	# Ensuite:	1PC	2PC	3PC	4PC	5PC	6PC
	0	0	0	0	1	0		0	0	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.