



**ROYAL LEPAGE**  
**Dynamic Real Estate**  
INDEPENDENTLY OWNED AND OPERATED



## *Welcome To Crestview*

### **53B Apple Lane**

Living Area: 1090 sq.ft.

Age: Built in 1978

Taxes: \$1,908.85 (Gross 2008)

For more information visit:  
[www.winnipeg homes.com](http://www.winnipeg homes.com)



**Blair Sonnichsen**  
**989-5000**

## ROOM MEASUREMENTS

Living Room:	13'6" x 15'4"	Laminate flooring, picture window, good size front entry, wall mount cabinets remain
Kitchen:	14'3" x 12'8"	Open shelving Kitchen with white flooring, cabinet remains, fridge, gas stove & dishwasher remain
Bathroom:	2-piece	Back entrance
Master Bedroom:	14'2" x 12'8"	Laminate flooring, double clothes closet, generous size
Bedroom:	14'5" x 12'8"	Laminate flooring, double clothes closet
Bedroom:	11' x 8'7"	Laminate flooring, double clothes closet
Bathroom:	4-piece	Updated
Rec Room:	14'2" x 12'	Wall to wall carpet, storage area
Den:	8' x 8'	Wall to wall carpet
Laundry/Furnace:		Storage area

### Additional Features

- Monthly condo fees are \$212.88
- Newer windows
- Central air conditioning
- Patio area backs onto play area
- Two parking stalls (53B & 2078) with hydro
- Well decorated
- Lots of storage
- Located across from park area
- 1-Year Unirisc Home Warranty available

**Asking Price:**                      **\$159,900.00**

*Thank you for viewing this beautiful Crestview condo.*

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