



The Most Bright & Spacious
Unit in the Whole Complex!

1211-481 THOMPSON DRIVE
WINNIPEG, MB



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RE/MAX
Town & Country



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INTRODUCING
**1211-481 THOMPSON DRIVE
 WINNIPEG, MB**

\$189,900 |
 1988 |
 958 SQFT |
 2 BEDS |
 1.5 BATHS |
 \$1,788.28

**The Most Bright & Spacious
 Unit in the Whole Complex!**

Discover the perfect blend of comfort and convenience in this spacious 958 sq. ft. second-floor condo in the heart of St. James. This bright unit features 2 bedrooms, 1.5 baths (including an ensuite), and a large living room with patio doors leading to a private south-facing balcony. The primary bedroom and den (which could be converted to a 3rd bedroom) also enjoy sunny southern exposure, filling the space with natural light. Recently updated with new laminate and tile flooring, the condo includes newer appliances and is move-in ready. The building offers fantastic amenities such as an indoor pool, sauna, gym, and a pool table, all in a quiet and welcoming environment. With parking close to the entrance, ample visitor spaces, and easy access to schools, shopping, transit, and all St. James has to offer, this condo is a must-see. Schedule your viewing today!

FEATURES:

- Baseboard Electric Heat
- Two Window A/C Units
- 40 Gallon Electric Hot Water Tank
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- Wood Framed Windows
- Concrete Foundation
- Community Water & Sewer
- High Speed Internet
- Operational Glass Door Wood Burning Stove/Fireplace
- New Laminate & Tile Flooring (2020)
- Den Could Be Converted to 3rd Bedroom
- Parking Spot in Front of Entrance
- Secondary Spot is Available/Reserved
- 4 Units Per Floor, 12 Units in Block - Very Private & Quiet Entrance
- Large South Facing Balcony
- Ensuite Bathroom Renovated in 2020
- Lots of Visitor Parking with 4 Spots Close to Entrance
- Indoor Pool, Sauna, Gym, Pool Table
- South Facing Large Living Room, Den and Master
- Large Storage Room w/ Freezer & Shelving w/ Front Closet Attached
- In-suite Washer & Dryer in Self Contained Closet w/ Shelving for Storage and Linens
- 2x New Bathroom Fans (2023)
- Pass-thru Opening From Kitchen to Dining
- Water and Heat Included

ROOM DIMENSIONS

Main	Kitchen	8.17 x 8.00
Main	Dining	11.75 x 8.42
Main	Living	13.92 x 13.00
Main	Bathroom	4 Piece
Main	Primary Bedroom	12.00 x 11.00
Main	Ensuite Bathroom	2 Piece
Main	Bedroom #2	9.83 x 8.17
Main	Den	12.25 x 8.92

INCLUSIONS:

- Refrigerator (2020)
- Stove (2020)
- Dishwasher (2020)
- Washer (2020)
- Dryer (2020)
- Blinds
- 2x Window A/C Units

