

94 Willow Drive

Gimli, MB

\$149,900 | 3 BEDS | 1 BATH | 1,176 SQFT | CONDO FEE: \$468.14/mth

Easy Living in Desirable Aspen Park



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Discover comfortable, low-maintenance living in Aspen Park, a highly desirable condo community located just outside Gimli. Recently renovated in some areas of the home and offering 1,176 sq. ft. of bright, functional living space, it features three bedrooms, one bathroom and select included appliances. With multiple rooms renovated this home is ready for your added touch and renovation goals. Renovations that have been completed are the bathroom, 1 bedroom, hallway and kitchen.

Low condo fees make this an excellent option for retirees, downsizers or anyone seeking a relaxed lifestyle without sacrificing space. Residents also enjoy access to an impressive recreation centre featuring a swimming pool, sauna, gym, game room, library, meeting room, hall with kitchen & pickleball court. Condo fees include: yard maintenance, full Recreation Centre access, snow removal, garbage + recycling pickup, satellite & water.

Enjoy peaceful community living while remaining just minutes from the shops, restaurants, recreation and amenities of Gimli.

INCLUSIONS

- Refrigerator
- Dishwasher
- Window Coverings
- Portable A/C
- Satellite
- Stove
- Microwave
- Fireplace
- Pergola
- Electric Fireplace

SPECIFICATIONS

- Style: Bungalow
- Age: Older
- Condo Fee: \$468.14/mth

MEASUREMENTS

- Kitchen: 7.25 x 11.25

Primary Bedroom: 12.00 x 11.50

 - Single Closet

Main Bathroom: 4 Piece
- Dining: 11.25 x 9.08

Bedroom #2: 8.08 x 12.50

 - Single Closet

Laundry: 11.17 x 9.42
- Living Room: 15.67 x 16.58

Bedroom #3: 7.92 x 12.17

 - Single Closet

FEATURES

- Forced Air Natural Gas Furnace
- 30 Gallon Hot Water Tank
- Composite Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC & Wood Framed Windows
- Crawlspace
- 20 Year Heat Tape, Insulation
- Community Water & Sewer
- Bell Internet
- Electric Fireplace
- Property is Private & Landscaped w/ Deck
- Detached Garage
 - Dirt Floor
- Remodelled Areas (Gutted & Redone 7 Years Ago):
 - Kitchen
 - Hallway
 - 1 Bedroom
 - Bathroom
- Condo Fee: \$468.14/mth Covers:
 - Yard Maintenance
 - Pool Rec. Centre
 - Snow Removal
 - Satellite
 - Water

