

# ***Grand Beach Realty Inc.***

**W**elcomes you to this one bedroom Condo at  
**6H - 300 Roslyn Road, Osborne Village area,  
Winnipeg, Mb.**



**Asking \$165,000**

- Great Location close to Downtown & all amenities
- Unit overlooks the Assiniboine River & Pool area
- Condo Size: 612 sq. ft
- Includes: fridge, stove & dishwasher
- Condo Fees: \$381.42 per month
- Condo fees include: Cable TV, Central-air, Contribution to Reserve fund, Heat, Hydro, Water, insurance-common area, landscaping/snow removal, Management and Security.
- Building is made of concrete wall & floors
- Outdoor Inground pool & picnic areas
- Central air-conditioning & heating
- Newer Windows & Parkay flooring
- Taxes 2012 - \$1,880.56
- Quick possession is available

**Presented by: Larry Guarino**

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