



CARRIAGE  
TRADE

LUXURY PROPERTIES



DEREK  
DANEALT



**#305 - 1914 Henderson Hwy  
Winnipeg, Manitoba**

**LUXURIOUS RIVERFRONT CONDO!** This spectacular 2408 sf, 2 bedroom + Den, 2 Bath 3rd floor unit features high end features thru-out, amazing sunsets & river views. Stunning open concept with floor to ceiling windows, great room features an electric fireplace and access to the incredible 35'X11" balcony that overlooks the river. A deluxe chef's island kitchen with Hawthorne maple cabinets, expansive island with 35" apron sink, granite counters, high-end SS appliances & more. The Primary bedroom retreat features tray ceiling, spa-like 5 pc ensuite & deluxe WICC. Large in-suite laundry. EverWood premium flooring, heated ceramic tiles, Kohler fixtures, Whirlpool appliances and 2 underground heated parking stalls. Spectacular Club Room with kitchen, balcony w/BBQ, party room & BIG screen TV. Walking distance to all amenities, groceries & transit. Short walk to Bunn's Creek walkway & bike trails.







**ROOM DIMENSIONS:**

Great Room (M) 19.08X12

5 Piece En Bath (M)

Walk-in Closet (M) 14.92X8.58

Dining Room (M) 19.08X11.08

Den (M) 14.25X12.75

Foyer (M) 12X8.5

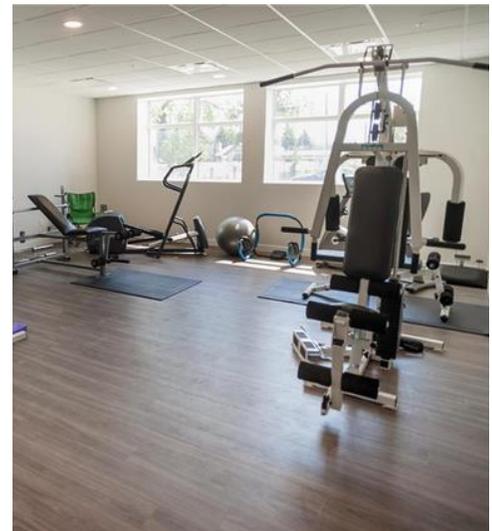
Kitchen (M) 19.08X12

Four Piece Bath (M)

Bedroom (M) 13.67X11.92

Primary Bedroom (M) 15.92X14.83

Laundry Room (M) 12.75X6.67



## FEATURES & DETAILS:

- 2,408 Sq. Ft.
- Bright open concept layout with large floor to ceiling windows.
- Neutral toned floors and walls throughout.
- Spacious great room features a large electric fireplace, ample natural light, dining area, and access to the balcony.
- Large balcony with glass railings overlooks stunning view of the Red River.
- Deluxe kitchen island features beautiful maple cabinets with plenty of storage space, granite countertops and stainless steel appliances.
- Primary bedroom offers a large window, spacious custom walk-in closet, and access to a spa-like 5 piece ensuite featuring a make-up counter with extra organizing space, double sink vanities, custom tiled walk-in shower, soaker tub, and heated tile floors.
- Second bedroom offers a large window and closet space.
- 4 piece bathroom features heated tile floors and a large vanity.
- Convenient in-suite laundry room offers additional storage space, folding station, and soaker sink.
- Heated underground parking ideal for cold Winnipeg winters.

\*For a full list of features and details please refer to the List of Features attached.



### ROYAL LePage Prime Real Estate

1877 Henderson Hwy

Winnipeg, Manitoba R2G 1P4

P. 204-989-7900 C. 204-293-3735

E. derekdaneault@royallepage.ca

W. www.derekdaneault.com



DEREK DANEAULT



ROYAL LEPAGE  
**CHAIRMAN'S  
CLUB** NATIONAL  
TOP 1%  
2020



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