



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202514593	202516272	202516509
<b>Area/Neighbr</b>	1Aw/Lord Roberts	1Bw/Crescentwood	1C/River Heights
<b>Address</b>	312 Arnold Avenue	1200 Warsaw Avenue	206 Campbell Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1905	OL / 1952	OL / 1954
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two and a Half	Bungalow	Bungalow
<b>Living Area</b>	1570 SF	1175 SF	1104 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco	Brick, Stucco, Wood Siding	Brick, Stucco
<b>Fireplace(s)</b>		Brick Facing, Insert, Other - See rerr	Brick Facing
<b>Fireplace Fuel</b>		Electric	Electric, Wood
<b>Flooring</b>	Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wood
<b>Foundation</b>	Stone	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Furnace, Kitchen	Basement, Flooring, Kitchen, Roof C
<b>Features</b>	Balcony - One, Ceiling Fan, Deck, Microwave built in, No	Air Conditioning-Central, High-Efficiency Furnace, Main	Air conditioning wall unit, No Smoking Home, Patio
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Microwave, Refrigerator, Stove	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
<b>Parking</b>	Parking Pad, Rear Drive Access	Parking Pad	Single Detached
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	45 SF	40 SF
<b>Depth</b>	0 SF	107 SF	120 SF
<b>Site Influence</b>	Fenced, Back Lane, Low maintenance landscaped,	Golf Nearby, Back Lane, Paved Street, Playground Nearby,	Fenced, Landscaped patio, Private Yard
<b>Heating</b>	Baseboard, Hot Water	Forced Air	Hot Water
<b>Heating Fuel</b>	Electric, Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,850.10/ 24	\$4,453.10/ 24	\$4,549.23/ 24
<b>List Price</b>	\$349,900	\$499,900	\$419,900
<b>List Price/SF</b>	\$222.87	\$425.45	\$380.34
<b>Sold Price</b>	\$380,000	\$535,000	\$542,000
<b>Sold Price/SF</b>	\$242.04	\$455.32	\$490.94
<b>Sell/List Ratio</b>	108.6%	107.0%	129.1%
<b>DOM</b>	23	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516012	202516239	202514983
<b>Area/Neighbr</b>	1C/River Heights North	1C/River Heights	1D/River Heights
<b>Address</b>	309 Elm Street	302 Brock Street	469 Cordova Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1930	OL / 1929	OL / 1955
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	2128 SF	1500 SF	1792 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 2 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Brick, Stucco	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>	Brick Facing	Insert	
<b>Fireplace Fuel</b>	See remarks	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Wood	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Stone	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks, Windows	Bathroom, Electrical, Flooring, Kitchen	Other remarks
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, Laundry - Main Floor, No	Air conditioning wall unit, Ceiling Fan, Garburator, Hood Fan,	Air Conditioning-Central, Closet Organizers, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Microwave, Refrigerator, Stove, TV Wall	Freezer, See remarks, Vacuum built-in
<b>Parking</b>	Double Attached, Garage door opener, Rear Drive Access	Single Detached, Parking Pad	Double Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	40 SF	40 SF	50 SF
<b>Depth</b>	120 SF	108 SF	104 SF
<b>Site Influence</b>	Fenced, Paved Lane, Landscaped deck, Landscaped	Fenced, Flat Site, Fruit Trees/Shrubs, Back Lane,	Low maintenance landscaped, Paved Street, Playground
<b>Heating</b>	Hot Water, Infloor	Hot Water	Forced Air
<b>Heating Fuel</b>	See remarks	Natural gas, None	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,726.47/ 24	\$5,348.58/2025	\$6,034.53/ 24
<b>List Price</b>	\$699,800	\$525,900	\$488,800
<b>List Price/SF</b>	\$328.85	\$350.60	\$272.77
<b>Sold Price</b>	\$875,000	\$625,000	\$551,000
<b>Sold Price/SF</b>	\$411.18	\$416.67	\$307.48
<b>Sell/List Ratio</b>	125.0%	118.8%	112.7%
<b>DOM</b>	9	10	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516365	202516539	202514783
<b>Area/Neighbr</b>	1D/River Heights	1G/Charleswood	1G/Charleswood
<b>Address</b>	558 Oxford Street	795 Pepperloaf Crescent	4422 Eldridge Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1951	/ 1962	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1144 SF	1700 SF	1215 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	92.16 M2/992 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	3/4
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>		Insert, Stone	Stove
<b>Fireplace Fuel</b>		Gas	Wood
<b>Flooring</b>	Wall-to-wall carpet, Wood	Cork, Laminate, Wood	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Addition, Furnace, Garage, Insulation	Addition, Furnace, Kitchen, Other re
<b>Features</b>	Air Conditioning-Central, Deck, Microwave built in	Air Conditioning-Central, Bar wet, Deck, Heat pump heating,	Air Conditioning-Central
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
<b>Parking</b>	Double Detached	Double Detached, Front Drive Access, Garage door opener,	Single Attached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	40 SF	91 SF	50 SF
<b>Depth</b>	0 SF	229 SF	103 SF
<b>Site Influence</b>	Fenced, Flat Site, Back Lane, Landscaped deck	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Paved Street,	Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Other/remarks,
<b>Heating</b>	Forced Air	Forced Air, Infloor	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,977.54/2024	\$5,793.58/ 25	\$3,902.33/2024
<b>List Price</b>	\$464,000	\$519,900	\$439,900
<b>List Price/SF</b>	\$405.59	\$305.82	\$362.06
<b>Sold Price</b>	\$520,558	\$651,000	\$465,000
<b>Sold Price/SF</b>	\$455.03	\$382.94	\$382.72
<b>Sell/List Ratio</b>	112.2%	125.2%	105.7%
<b>DOM</b>	6	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516418	202516300	202516959
<b>Area/Neighbr</b>	1L/Waverley Heights	2B/Norwood	2D/St Vital
<b>Address</b>	22 Lowell Place	79 Hill Street	90 Lavalee Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1976	/ 1946	OL / 2006
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1176 SF	714 SF	1926 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Brick, Stucco	Vinyl	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Double-sided		Stone
<b>Fireplace Fuel</b>	Gas		Wood
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood	Cork, Laminate, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Piled, Preserved Wood
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Windows		Roof Coverings, Windows
<b>Features</b>	Air Conditioning-Central, Garburator, High-Efficiency	High-Efficiency Furnace, Main floor full bathroom, No Smoking	Air Conditioning-Central, Balcony
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Alarm system, Dishwasher, Dryer, Freezer, Garage door	- One, No Pet Home, No Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Single Attached	Double Detached	Double Detached
<b>Lot Shape</b>			
<b>Frontage</b>	63 SF	33 SF	66 SF
<b>Depth</b>	0 SF	120 SF	140 SF
<b>Site Influence</b>	Corner, Fenced, Landscape, Playground Nearby, Private Yard,	Fenced, Golf Nearby, Back Lane, Paved Lane, Paved Street,	Cul-De-Sac, Fenced, Landscaped deck, No Through
<b>Heating</b>	Forced Air	Forced Air	Forced Air, Infloor
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,305.27/2024	\$3,704.00/ 24	\$5,640.27/ 24
<b>List Price</b>	\$479,900	\$349,900	\$699,900
<b>List Price/SF</b>	\$408.08	\$490.06	\$363.40
<b>Sold Price</b>	\$516,000	\$415,750	\$852,000
<b>Sold Price/SF</b>	\$438.78	\$582.28	\$442.37
<b>Sell/List Ratio</b>	107.5%	118.8%	121.7%
<b>DOM</b>	8	11	4





<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516429	202516026	202515826
<b>Area/Neighbr</b>	2E/River Park South	2H/Southdale	3A/Elmwood
<b>Address</b>	26 Elsbury Bay	27 Bromton Road	399 William Newton Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 1972	/ 1907
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	One and Three Quarters
<b>Living Area</b>	708 SF	989 SF	1100 SF
<b>Fin Basement</b>	57.60 M2/620 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Vinyl	Vinyl	Other-Remarks, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Laminate	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Flooring, Kitchen, Roof Cov	Basement, Other remarks	Furnace, Roof Coverings, Windows
<b>Features</b>	Air Conditioning-Central, Hood Fan, Microwave built in, Sump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Satellite	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Front Drive Access	Double Detached, Garage door opener, Rear Drive Access	Double Detached, Oversized
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	36 SF		50 SF
<b>Depth</b>			
<b>Site Influence</b>	Shopping Nearby	Fenced, Vegetable Garden, Back Lane, Landscaped deck,	Fenced, Landscaped deck, Playground Nearby, Subdividable
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,515.26/ 24	\$4,422.28/ 24	\$3,198.94/ 24
<b>List Price</b>	\$349,900	\$379,900	\$299,900
<b>List Price/SF</b>	\$494.21	\$384.13	\$272.64
<b>Sold Price</b>	\$398,000	\$430,000	\$300,000
<b>Sold Price/SF</b>	\$562.15	\$434.78	\$272.73
<b>Sell/List Ratio</b>	113.7%	113.2%	100.0%
<b>DOM</b>	8	9	16



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515753	202515303	202517420
<b>Area/Neighbr</b>	3B/East Elmwood	5B/Wolseley	5C/West End
<b>Address</b>	723 Nairn Avenue	202 Walnut Street	440 Lipton Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1954	OL / 1907	OL / 1900
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two and a Half	Bungalow
<b>Living Area</b>	967 SF	1844 SF	684 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 1 TBD: 1
<b>Baths</b>	FB: 1 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Crawl space, Half basement
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Brick	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Laminate
<b>Foundation</b>	Concrete	Stone	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Flooring, Furnace, Kitchen, Other rei	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Balcony - One, Deck, High-Efficiency	Air conditioning wall unit, Closet Organizers, Deck, Laundry -
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	
<b>Parking</b>	Double Detached	Parking Pad, Plug-In	Carport
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF		25 SF
<b>Depth</b>	0 SF		94 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscape, Private Yard, Public	Fenced, Paved Lane, Landscaped deck, Shopping	Flat Site, Back Lane, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,092.06/2025	\$5,727.83/ 25	\$2,101.22/ 24
<b>List Price</b>	\$339,900	\$399,900	\$239,900
<b>List Price/SF</b>	\$351.50	\$216.87	\$350.73
<b>Sold Price</b>	\$350,000	\$510,000	\$243,000
<b>Sold Price/SF</b>	\$361.94	\$276.57	\$355.26
<b>Sell/List Ratio</b>	103.0%	127.5%	101.3%
<b>DOM</b>	18	8	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516469	202516406	202508355
<b>Area/Neighbr</b>	5G/Westwood	5G/Westwood	9A/Central
<b>Address</b>	270 Whitegates Crescent	44 Henday Bay	453 Alexander Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1965	/ 1961	OL / 2019
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-3 Level	Bungalow	Bi-Level
<b>Living Area</b>	1196 SF	1200 SF	919 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Crawl space, Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Brick, Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior	Basement, Furnace, Other remarks	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Blinds, Dryer, Freezer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
<b>Parking</b>	Double Detached	Single Attached	Carport, Plug-In
<b>Lot Shape</b>			Normal
<b>Frontage</b>	53 SF	66 SF	
<b>Depth</b>	107 SF	103 SF	
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped patio, No Back	Corner, Fenced, Landscaped deck, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,086.98/ 24	\$4,139.33/ 25	\$3,310.82/2024
<b>List Price</b>	\$399,900	\$409,900	\$328,000
<b>List Price/SF</b>	\$334.36	\$341.58	\$356.91
<b>Sold Price</b>	\$415,000	\$530,044	\$305,000
<b>Sold Price/SF</b>	\$346.99	\$441.70	\$331.88
<b>Sell/List Ratio</b>	103.8%	129.3%	93.0%
<b>DOM</b>	7	8	80



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516704	202516905	202517419
<b>Area/Neighbr</b>	R02/Narol	R04/Aspen Lakes	R07/Tourond Creek
<b>Address</b>	5100 REBECK Road	55 LINDEN LAKE Drive	31 Harvest Lane
<b>City</b>	St Clements	Oakbank	St Adolphe
<b>Age/Yr Built</b>	OL / 2022	OL / 2012	/ 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Raised Bungalow	Two Storey
<b>Living Area</b>	1863 SF	1533 SF	1500 SF
<b>Fin Basement</b>	173.08 M2/1,863 SF	130.06 M2/1,400 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 6	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding	Brick, Stucco	Other-Remarks, Stone, Stucco
<b>Fireplace(s)</b>	Insert	Direct vent	Tile Facing
<b>Fireplace Fuel</b>	Electric	Gas	Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Kitchen	
<b>Features</b>	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>		Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	
<b>Parking</b>	Triple Attached	Double Attached	Single Attached
<b>Lot Shape</b>	Normal	Normal	Pie Shaped
<b>Frontage</b>		70 SF	
<b>Depth</b>		128 SF	
<b>Site Influence</b>	Country Residence, Creek, Landscape, Private Setting,	Fenced, Landscape, Landscaped deck, Landscaped patio,	No Back Lane, No Through Road, Park/reserve, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Municipal/Community	Municipal/Community
<b>Sewer</b>	Septic Tank & Field	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,654.00/ 24	\$4,958.39/ 24	\$0.00/2025
<b>List Price</b>	\$974,900	\$669,900	\$424,900
<b>List Price/SF</b>	\$523.30	\$436.99	\$283.27
<b>Sold Price</b>	\$963,000	\$670,000	\$424,900
<b>Sold Price/SF</b>	\$516.91	\$437.05	\$283.27
<b>Sell/List Ratio</b>	98.8%	100.0%	100.0%
<b>DOM</b>	6	5	0





<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515360	202515893	202516293
<b>Area/Neighbr</b>	R08/Kingswood South	R16/R16	R26/Dunnottar
<b>Address</b>	22 PINEHURST Way	40 Second Avenue N	#5 252 Gimli Road
<b>City</b>	La Salle	Blumenort	Whytefold
<b>Age/Yr Built</b>	OL / 2017	OL / 1973	OL /
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Seasonal
<b>Style</b>	Cab-Over	Split-4 Level	Bungalow
<b>Living Area</b>	1942 SF	2082 SF	720 SF
<b>Fin Basement</b>	0.00 M2/0 SF	74.32 M2/800 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Crawl space
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stone, Wood Siding	Wood Siding
<b>Fireplace(s)</b>		Direct vent, Stone	
<b>Fireplace Fuel</b>		Wood	Electric
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Post and Pad
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Deck, Engineered Floor Joist, Heat	Air Conditioning-Central, Deck, Exterior walls, 2x6", No Pet	Air conditioning wall unit, Ceiling Fan, Deck, No Pet Home, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Microwave, Refrigerator, Storage Shed, Stove, Window A/C Unit, No Garage
<b>Parking</b>	Triple Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener, Heated, Insulated garage	
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	103 SF	100 SF	46 SF
<b>Depth</b>	141 SF	150 SF	
<b>Site Influence</b>	Corner, Golf Nearby, Paved Lane, Landscape, Landscaped	Fruit Trees/Shrubs, Vegetable Garden, Back Lane, Low	Flat Site, Not Fenced, Playground Nearby, Treed Lot
<b>Heating</b>	Forced Air	Forced Air	Baseboard
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Well	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Holding Tank
<b>Gross Tax</b>	\$4,220.47/2025	\$2,937.00/2024	\$2,178.50/2025
<b>List Price</b>	\$699,900	\$374,900	\$184,900
<b>List Price/SF</b>	\$360.40	\$180.07	\$256.81
<b>Sold Price</b>	\$770,000	\$407,700	\$207,200
<b>Sold Price/SF</b>	\$396.50	\$195.82	\$287.78
<b>Sell/List Ratio</b>	110.0%	108.7%	112.1%
<b>DOM</b>	6	15	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515423	202510643	202516627
<b>Area/Neighbr</b>	R27/Victoria Beach Restricted Area	R30/R30	R35/R35
<b>Address</b>	329 5th Avenue	403 1st Street NW	231 7th Street S
<b>City</b>	Victoria Beach	Dauphin	Winkler
<b>Age/Yr Built</b>	OL / 1963	/ 1905	OL / 1975
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Seasonal	Year-round	Year-round
<b>Style</b>	Bungalow	One and Three Quarters	Bungalow
<b>Living Area</b>	950 SF	1532 SF	1200 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	None	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Wood Siding	Composite	Vinyl
<b>Fireplace(s)</b>	Stone		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Vinyl	Laminate
<b>Foundation</b>	Post and Pad	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Kitchen, Partly		
<b>Features</b>	Air conditioning wall unit, Ceiling Fan, No Pet Home, No Smoking	Air Conditioning-Central	Air Conditioning-Central, Deck
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,		Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
<b>Parking</b>	Other remarks, Unpaved Driveway	Double Detached	Single Attached, Garage door opener
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	75 SF	115 SF	71 SF
<b>Depth</b>	140 SF		107 SF
<b>Site Influence</b>	Landscaped deck, No Back Lane	No Back Lane	Fenced, Landscape
<b>Heating</b>	Baseboard	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Holding Tank	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,876.27/ 25	\$2,356.99/2024	\$3,415.89/2024
<b>List Price</b>	\$399,000	\$199,900	\$349,900
<b>List Price/SF</b>	\$420.00	\$130.48	\$291.58
<b>Sold Price</b>	\$400,000	\$194,900	\$349,900
<b>Sold Price/SF</b>	\$421.05	\$127.22	\$291.58
<b>Sell/List Ratio</b>	100.3%	97.5%	100.0%
<b>DOM</b>	21	57	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507645	202514918	202512968
<b>Area/Neighbr</b>	R35/R35	R39/R39	R39/R39
<b>Address</b>	1015 20 Road W	119 1st Street SE	281 4th Avenue SW
<b>City</b>	Stanley Rm	Carman	Dufferin
<b>Age/Yr Built</b>	/ 1977	OL /	/ 1973
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	2665 SF	984 SF	1248 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 5	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 4 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	3/4	Crawl space, Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Metal, Stone	Vinyl	Brick & Siding, Stucco
<b>Fireplace(s)</b>	Stone		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Block	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Other remarks, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Cook Top, Deck, Heat recovery		Air Conditioning-Central, Cook Top, Deck, Main floor full
<b>Gds Included</b>			Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
<b>Parking</b>	Double Attached, Front Drive Access, Heated, Insulated	Single Detached	Single Attached, Double Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>		40 SF	104 SF
<b>Depth</b>		120 SF	
<b>Site Influence</b>	Country Residence, Fruit Trees/Shrubs, Vegetable Garden,	Fenced, Back Lane, Low maintenance landscaped,	Fruit Trees/Shrubs, Golf Nearby, Low maintenance landscaped,
<b>Heating</b>	Forced Air, Infloor	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Electric
<b>Water</b>	Municipal/Community, Well	Municipal/Community	Municipal/Community
<b>Sewer</b>	Holding Tank, See remarks	Municipal/Community	Septic Tank & Field
<b>Gross Tax</b>	\$2,746.88/2024	\$2,058.58/2024	\$2,400.37/2024
<b>List Price</b>	\$785,000	\$295,000	\$415,000
<b>List Price/SF</b>	\$294.56	\$299.80	\$332.53
<b>Sold Price</b>	\$732,500	\$285,000	\$400,000
<b>Sold Price/SF</b>	\$274.86	\$289.63	\$320.51
<b>Sell/List Ratio</b>	93.3%	96.6%	96.4%
<b>DOM</b>	88	28	45



Status	Sold
MLS® #	202507417
Area/Neighbr	R39/R39
Address	135 2nd Avenue NW
City	Carman
Age/Yr Built	OL / 1977
Type	Single Family Detached
Use	Year-round
Style	Bungalow
Living Area	1488 SF
Fin Basement	92.90 M2/1,000 SF
Bedrooms	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: N
Basement	Full
Construction	Wood Frame
Exterior	Brick & Siding
Fireplace(s)	Brick Facing
Fireplace Fuel	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete
Roof	Shingle
Remodelled	
Features	Air Conditioning-Central, Greenhouse, Laundry - Main
Gds Included	
Parking	Single Attached, Double Detached
Lot Shape	Normal
Frontage	93 SF
Depth	125 SF
Site Influence	Corner, Back Lane, Landscape
Heating	Forced Air
Heating Fuel	Electric
Water	Municipal/Community
Sewer	Municipal/Community
Gross Tax	\$4,577.83/2024
List Price	\$349,900
List Price/SF	\$235.15
Sold Price	\$340,000
Sold Price/SF	\$228.49
Sell/List Ratio	97.2%
DOM	88