

Osama Daloul
osamadaloul@hotmail.com

Residential Client Full

Property Type

405 Churchill Drive , Winnipeg R3L 1W2

Nghbrhd: **Fort Rouge**
 Linc #: **012R000136000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1954/Older**
 New Const: **No**
 RMA: **6**
 Legal:
 Add Lgl:

Liv Area: **136.75 M2/1,472 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **15.24 M/50 F**
 Lot Dpth: **51.21 M/168 F**
 Lot Area: **779.18 M2/8,387 SF**
 BDA: **2**
 TBD: **2**
 Baths: **F2/H0**

Area: **1A**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$6,177.30**
 Tax Yr: **2024**
 Status: **Sold**
 Ed Tax:
 Imprv: **\$347.50**
 Spc Lvy:
 Payout:
 List Price: **\$524,900**
 Sell Price: **\$601,405**
 Sell Date: **06/04/2025**
 DOM: **9**

Remarks & Directions

Remarks: Showings start Friday May 30. Offers considered June 4 in the early pm. This is the property that you have been waiting for! Prime Riverview location looking out over park area to the river. Super solid 1472 Sqft , 2+ BR, 2 full baths. This home is ideal for year round living and entertaining with living room, larger dining room, generous family room featuring gas fireplace plus sunroom overlooking the large private back yard. The kitchen is fantastic with an abundance of cabinetry and loads of countertops. The basement offers a rec room, additional bedroom, office, full bathroom and loads of storage. The huge back yard has a deck and plenty of space for activities or a future pool. There is a lot to love about this property. Check it out soon!!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full, See remarks | B Dev: | Partially Finished |
| FP Type/Fuel: | Glass Door/Gas | # FP: | 1 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | S | Survey: | |
| Exterior: | Brick, Stucco | Fndtn: | Concrete |
| Roof: | Shingle | Cnstrct: | Wood Frame |
| Flooring: | Wall-to-wall carpet, Laminate, Tile | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Detached; Encld: 1; Ttl: 2 | Hydro: | |
| Remodel: | Kitchen, Other remarks, Roof Coverings, Windows | | |
| Site Influ: | Back Lane, Landscaped deck, River View | | |
| Features: | Air Conditioning-Central, Deck, Garburator, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage door opener remote(s), Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | Hot Water Heater: \$25 Monthly; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|------------------------------------|------------------------|--|-------------------------|---------------------|
| Living Room | M 17.1X12.15 | Dining Room | M 10.3X13 | Family Room | M 10.36X18.1 |
| Kitchen | M 12.34X20.9 | Primary Bedroom | M 12.6X10.85 | Bedroom | M 10.11X10.1 |
| Four Piece Bath | M | Den | L 8.4X9.5 | Office | L 8.27X9.6 |
| Recreation Room | L 20.7X10.6 | Laundry Room | L | Three Piece Bath | L |
| | | | | | |
| # Baths: | 1PC 0 2PC 0 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC | | |

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Property Type

853 Nassau Street S, Winnipeg R3L 2N1

Nghbrhd: **Fort Rouge**
 Linc #: **012R002423000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1909/Older**
 New Const: **No**
 RMA: **5**
 Legal:
 Add Lgl:

Liv Area: **74.32 M2/800 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **7.62 M/25 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **233.09 M2/2,509 SF**

TBD: **2** Baths: **F1/H0**

Area: **1Aw**
 Schl Div:
 Gross Tax: **\$2,029.77**
 Tax Yr: **2024**
 Ed Tax: **\$950.44**
 Imprv: **\$173.75**
 Spc Levy:
 Payout:

MLS® #: **202513082**
 Status: **Sold**
 List Price: **\$224,900**
 Sell Price: **\$232,500**
 Sell Date: **06/09/2025**
 DOM: **12**

Remarks & Directions

Remarks: **Showings Monday, June 2nd. Offers reviewed June 9th at 7pm. Please allow 24 hours notice for showings as home is tenant occupied. Check attachments for Virtual tour. Long time homeowner estate sale. Comfortable 2 bedroom bungalow with upgraded kitchen('23), wiring('23), floors('23), ceilings('23), light fixtures('23), full bathroom('23), furnace('18), Hot Water tank('22), shingles('15) and freshly painted inside and out('23/25). Decent sized bedrooms and large living room/dining room combination. Front entry is a good sized mudroom/sitting area. Basement is 3/4 and primarily used for storage and utilities. All appliances(some '23) are included. Exterior yard is fenced and includes a single detached garage/carport. Conveniently located to all amenities, conveniences and schooling. Great starter, rental or retirement home!**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | 3/4 | B Dev: | Unfinished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | E | Fndtn: | Stone |
| Exterior: | Wood Siding | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Laminate, Vinyl | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Carport, Rear Drive Access; Encld: 1; Ttl: 1 | | |
| Remodel: | Bathroom, Electrical, Exterior, Flooring, Furnace, Kitchen, Roof Coverings | | |
| Site Influ: | Fenced, Landscape, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air conditioning wall unit, Ceiling Fan, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, Microwave built in, No Smoking Home, Smoke Detectors | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove, Washer | | |
| Gds Excl: | none | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | | |
|------------------------|------------|----------------|------------|--------------------|------------|----------------|--|------------------------|------------|-----------------|------------|------------|
| Foyer | M | 8X7.25 | | | | | | | | | | |
| Primary Bedroom | M | 11X9.25 | | Living Room | M | 13.5X10 | | Dining Room | M | 12.25X10 | | |
| | | | | Bedroom | M | 11X9.25 | | Four Piece Bath | M | | | |
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC |
| | 0 | 0 | 0 | 1 | 0 | 0 | | | 0 | 0 | 0 | 0 |

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Property Type

324 Morley Avenue , Winnipeg R3L 0Y5

Nghbrhd: **Fort Rouge**
 Linc #: **102R012405000**
 Type: **RD**
 Use: **Year-round**
 Style: **1+1/2**
 Yr Built/Age: **1913/**
 New Const: **No**
 RMA: **7**
 Legal:
 Add Lgl:

Liv Area: **111.67 M2/1,202 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **7.62 M/25 F**
 Lot Dpth: **30.48 M/100 F**
 Lot Area: **233.09 M2/2,509 SF**

TBD: **3** Baths: **F1/H1**

Area: **1Aw** MLS® #: **202511521**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$1,922.69**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: List Price: **\$299,900**
 Imprv: Sell Price: **\$292,500**
 Spc Lvy: Sell Date: **06/02/2025**
 Payout: DOM: **12**

Remarks & Directions

Remarks: **OPEN HOUSE SUNDAY JUNE 1 (1-230pm). Offers reviewed as received. Act quickly. LIKE A SHOW HOME! Attractive tastefully remod home features front veranda/deck, spacious living/dining, remod kitchen with tall white cabinets & 4 new stainless steel appliances, main floor mudroom/laundry, remod baths, main floor 3 piece shower with glass door & upper 2 piece ensuite, 2 main floor bedrooms & large loft style primary bedroom with angled roof lines. Recent updates 2025 include new shingles, exterior paint, windows, vinyl plank flooring, carpet & plumbing. High efficient furnace & updated electrical (no knob & tube). Great opportunity. A must to see!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Crawl space, Full | B Dev: | Unfinished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: |
| Frnt Exp: | N | Survey: | Hectares: |
| Exterior: | Stucco | Fndtion: | Stone |
| Roof: | Shingle | Cnstrct: | Wood Frame |
| Flooring: | Wall-to-wall carpet, Vinyl Plank | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Rear Drive Access, Unpaved Driveway; Ttl: 2 | | |
| Remodel: | Bathroom, Flooring, Kitchen, Plumbing, Roof Coverings, Windows | | |
| Site Influ: | Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, Microwave built in Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer | | |
| Gds Incl: | | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|-------------------------|------------|--------------|---------------|------------------------|------------|--------------|---------------|-----------------------|------------|--------------|--------------|
| Living Room | M | 13.67 | X10.33 | Dining Room | M | 10.33 | X10 | Kitchen | M | 12.67 | X9.08 |
| Laundry Room | M | 9.84 | X9.5 | Bedroom | M | 10.83 | X8.17 | Bedroom | M | 10.67 | X8.17 |
| Three Piece Bath | M | | | Primary Bedroom | U | 21.58 | X10.17 | Two Piece Bath | U | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC |
| # Baths: | 0 | 1 | | 1 | 0 | 0 | 0 | # Ensuite: | 0 | 0 | 0 |

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Property Type

515 Wardlaw Avenue , Winnipeg R3L 0L9

Nghbrhd: **Osborne Village**
 Linc #: **012R021694000**
 Type: **RD**
 Use: **Year-round**
 Style: **2+1/2**
 Yr Built/Age: **1905/Older**
 New Const: **No**
 RMA: **10**
 Legal:
 Add Lgl: **LBP 5 19 208 31/5 ST B**

Area: **1B** MLS® #: **202513491**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$4,810.91**
 Tax Yr: **24** Status: **Sold**
 Ed Tax: **\$2,235.97** List Price: **\$599,990**
 Imprv: **\$444.50** Sell Price: **\$600,000**
 Spc Levy:
 Payout:
 DOM: **0**

Remarks & Directions

Remarks: **Lovingly maintained 4-bed, 2-bath, 2½-storey home showcasing a blend of character & exceptional updates. Owned since '93, w/ major improvements offering true peace of mind: fully rebuilt foundation, weeping tile, sump pit, below-grade sealant & rigid insulation, window replacements, removal of knob & tube wiring & central A/C installed. A tasteful addition expanding the 2nd-flr bath—now w/ heated floors & towel warmer—and adding a private office w/ skylight & custom built-ins. Bdrm #4 is cleverly designed w/ a seamlessly integrated Murphy bed, offering dual functionality as office / cozy guest space. The ideal layout offers defined spaces & welcoming common areas: full dining rm, generous living rm w/ wood-burning brick fireplace. The spacious chef's kitchen delivers a large island w/ seating, granite counters, SS appls, induction cooktop & 2 sinks. Backyard retreat w/ lush landscaping, fully fenced yard & screened-in gazebo w/ UV-protected clear roof—perfect for dining or relaxing. Also features a detached gar w/ parking pad. Prime location near Wellington Cres & Osborne Village—walkable w/ transit & Peg City Co-op nearby. A blend of heritage charm, comfort & thoughtful design.**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | |
| FP Type/Fuel: | Stone/Wood | # FP: | |
| Lot Dim: | | Acres: | Zoning: R2 |
| Frnt Exp: | | Fndtion: | Stone |
| Exterior: | Wood Siding | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | Budget \$120.00/M | Hydro: | Budget \$120.00/M |
| Parking: | Single Detached, Parking Pad | | |
| Remodel: | Basement, Bathroom, Electrical, Insulation, Kitchen, Plumbing, Windows | | |
| Site Influ: | Fenced, Landscape, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking Home, Sump Pump | | |
| Gds Incl: | Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwave, Stove, Washer, Window A/C Unit | | |
| Gds Excl: | bsmt freezer | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|-------------------|------------------------|---------------------|------------------------|---------------------|
| Living Room | M 17X14 | Dining Room | M 14X10 | Eat-In Kitchen | M 13.33X10.6 |
| Foyer | M | Porch | M | Pantry | M |
| Four Piece Bath | U | Bedroom | U 8.75X14.42 | Bedroom | U 8.75X12.25 |
| Bedroom | U 15X10.75 | Primary Bedroom | 3 16X12.42 | Four Piece Bath | 3 |
| Laundry Room | B | Storage Room | B | Utility Room | B |

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC**

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Property Type

724 Ebby Avenue , Winnipeg R3M 2H6

Nghbrhd: **Crescentwood**
Linc #: **012R012664000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1947/**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **65.03 M2/700 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **11.28 M/37 F**
Lot Dpth: **30.48 M/100 F**
Lot Area:

TBD: **2** Baths: **F1/H0**Area: **1B**

Schl Div:
Gross Tax: **\$2,627.75**
Tax Yr: **24**
Ed Tax: **\$1,212.42**
Imprv: **\$260.13**
Spc Lvy:
Payout:

MLS® #: **202509071**

Status: **Sold**
List Price: **\$249,900**
Sell Price: **\$239,900**
Sell Date: **06/02/2025**
DOM: **32**

Remarks & Directions

Remarks: **Excellent down sizer or starter home in great location with easy access to bus transportation, shopping and amenities this area has to offer. Cozy 2 bedroom bungalow with many upgrades however requiring some TLC and personal touches. 2 generous sized bedrooms, hardwood floors, remodeled kitchen with quartz counter top, custom cabinets, pvc windows, hi efficiency furnace, central air, 100 amp service, laundry area in back porch area off the kitchen. Exterior features low maintenance vinyl siding. The yard is fully fenced with a deck, detached garage and sliding gate for parking.**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | None | B Dev: | |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | N | Fndtn: | Not known |
| Exterior: | Vinyl | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Detached, Rear Drive Access; Encldsd: 1 | | |
| Remodel: | Electrical, Exterior, Furnace, Kitchen, Windows | | |
| Site Influ: | Fenced, Paved Lane, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace | | |
| Gds Incl: | Alarm system, See remarks | | |
| Gds Excl: | | | |
| Rnt Eqp: | Alarm: \$35 Monthly; | | |

Approximate Room Dimensions

| Room | <u>L</u> <u>Dimen</u> | | | Room | <u>L</u> <u>Dimen</u> | | | Room | <u>L</u> <u>Dimen</u> | | | | | |
|--------------------|-----------------------|--------------------|----------|---------------------|-----------------------|-------------------|------------|------------------------|-----------------------|-------------------|------------|------------|------------|------------|
| Living Room | M | 15.67X11.17 | | Kitchen | M | 11.25X7.92 | | Bedroom | M | 11.25X9.92 | | | | |
| Bedroom | M | 9.33X7.92 | | Laundry Room | M | 9.5X9.33 | | Four Piece Bath | M | | | | | |
| # Baths: | 1PC | 2PC | 0 | 3PC | 4PC | 5PC | 6PC | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 0 | | 0 | 1 | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 |

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Property Type

866 Garwood Avenue , Winnipeg R3M 1N5

Nghbrhd: **Crescentwood**
Linc #: **012R020826000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1930/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **66.15 M2/712 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **7.62 M/25 F**
Lot Dpth: **30.78 M/101 F**
Lot Area: **235.14 M2/2,531 SF**

TBD: **2** Baths: **F1/H1**

Area: **1B**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$3,409.88**
Tax Yr: **2025**
Ed Tax: **\$1,657.17**
Imprv: **\$173.75**
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$309,900**
Sell Price: **\$337,000**
Sell Date: **06/03/2025**
DOM: **7**

Remarks & Directions

Remarks: **SS May 28. Offers June 3 eve. OH May 31 1-2:30pm Crescentwood charmer! Fantastic starter home that has been lovingly maintained and updated. You're welcomed by a fenced front yard and front porch, the perfect spot to store all of your coats and shoes. You'll enter into the open concept space which offers beautiful hardwood floors, a cozy living area and updated white kitchen which has plenty of cabinets and lots of timeless granite counterspace w/seating for 3. Dbl sinks look into the LR and SS appls. Down the hallway you'll find a spacious primary bedroom w/great closet space, a 2nd bdrm w/reading nook and a modern 4pc bath w/tiled tub surround and flooring. A huge bonus in this cutie is the lovely three season sunroom located off the back door. The perfect spot to enjoy a morning coffee or glass of wine in the evening, bug free! The basement has great ceiling height, a large recreation room, 2pc bath and well appointed laundry/utility room w/stackable HE wsh+dryr plus lots of xtra storage space. Other great updates incl: overhead garage door, shingles, HWT, HEF, most newer wdws. Plus fenced south facing backyard w/patio, raised garden beds and a DT1 w/xtra parking stall. Ready for you to move in!**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | N | Fndtion: | Concrete |
| Exterior: | Vinyl | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Tile, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | Budget \$50.00/M | Hydro: | Budget \$64.00/M |
| Parking: | Single Detached, Garage door opener, Parking Pad; Encldsd: 1; Ttl: 2 | | |
| Remodel: | Electrical, Furnace, Kitchen, Roof Coverings | | |
| Site Influ: | Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, Patio, Porch, Sunroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | TV mounts | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|-----------------|-----------------------|------------------|------------------------|-------------------|
| Sunroom | M 10X6 | Porch | M 6.8X3.7 | Living Room | M 9.9X14.5 |
| Kitchen | M 9.9X10 | Bedroom | M 9X7 | Four Piece Bath | M 7.1X5.6 |
| Primary Bedroom | M 16.5X9 | Two Piece Bath | M 5.3X4.2 | Recreation Room | B 24X8.5 |
| Laundry Room | B 12X9.8 | | | | |

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC**

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Property Type

1229 Corydon Avenue , Winnipeg R3M 0X6

Nghbrhd: **Crescentwood**
Linc #: **012R031543000**
Type: **RD**
Use: **Year-round**
Style: **1+1/2**
Yr Built/Age: **1950/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **112.41 M2/1,210 SF**
Fin Bsmnt:
Lot Front: **14.63 M/48 F**
Lot Dpth: **34.44 M/113 F**
Lot Area:

TBD: **4** Baths: **F1/H1**

Area: **1Bw** MLS® #: **202513121**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,189.90**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,973.99** List Price: **\$349,900**
Imprv: **\$334.99** Sell Price: **\$400,000**
Spc Lvy:
Payout:
DOM: **6**

Remarks & Directions

Remarks: **SS now, OTP 6/2/2025 Eve, OH 6/1/25 1-3:00, Welcome to 1229 Corydon where you'll find a freshly updated 1200+sqft. 4+1 bed, 1.5 bath story and half property. Situated on a spacious pie , this home is close to all levels of transportation and sits across the street from the Corydon Community Centre. There are a ton of upgrades done to the property. Brand new Shingles, flooring, kitchen, SS appliances, bathrooms, fixtures and paint, just to name a few. Tons of living space here to just sit back and enjoy. Be sure to check out the virtual tour. Don't delay, book your showing today!**

Dir/GPS:

General Information

| | | | | | |
|---------------|---|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Stucco | Cnstrct: | | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Vinyl Plank | Sewer: | Municipal/Community | | |
| Heating: | Forced Air, See remarks | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Plug-In, Rear Drive Access; Ttl: 5 | | | | |
| Remodel: | Bathroom, Flooring, Furnace, Kitchen, Roof Coverings | | | | |
| Site Influ: | Fenced, Playground Nearby, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, Dog run fenced in, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, Smoke Detectors, Sump Pump | | | | |
| Gds Incl: | Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | U | L | Dimen | Room | M | L | Dimen | Room | M | L | Dimen |
|------------------------|----------|------------------|-------|------------------------|----------|----------------|-------|-----------------------|----------|----------------|-------|
| Two Piece Bath | U | | | Four Piece Bath | M | | | Eat-In Kitchen | M | 10.5X12 | |
| Living Room | M | 11X15 | | Primary Bedroom | M | 11X11.5 | | Bedroom | M | 10X9.5 | |
| Bedroom | U | 11X13 | | Bedroom | U | 13X14 | | Den | L | 9.5X8.5 | |
| Recreation Room | L | 19.5X10.5 | | Laundry Room | L | 11.6X16 | | Utility Room | L | 10X13.5 | |

Baths: **1PC 0 2PC 1 3PC 0 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

341 Oxford Street , Winnipeg R3M 3H9
 Nghbrhd: **River Heights North**
 Linc #: **012R041451000**
 Type: **RD**
 Use: **Year-round**
 Style: **2+1/2**
 Yr Built/Age: **1929/Older**
 New Const: **No**
 RMA: **9**
 Legal:
 Add Lgl:

Liv Area: **232.26 M2/2,500 SF**
 Fin Bsmnt: **92.90 M2/1,000 SF**
 Lot Front: **12.19 M/40 F**
 Lot Dpth: **36.58 M/120 F**
 Lot Area:

TBD: **4** Baths: **F3/H1**

Area: **1C** MLS® #: **202513433**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$7,618.79**
 Tax Yr: **24** Status: **Sold**
 Ed Tax: **\$3,759.10** List Price: **\$1,149,900**
 Imprv: **\$278.00** Sell Price: **\$1,270,000**
 Spc Lvy:
 Payout:
 DOM: **7**

Remarks & Directions

Remarks: Showings start May 29, offers June 4 after 6pm. PH Sunday 1-2:30. Outstanding totally renovated 2500 sf 4-bedrm character home nestled amidst the trees on one of River Height's most beautiful streets. All the details you love in a classic home plus everything on today's wish list—main floor bath, mudroom, laundry. Enter the foyer through a welcoming archway. Gorgeous living rm w/panelled walls, brick wood-burning fireplace, amazing light oak floors throughout. The kitchen is truly the heart of the home, featuring stunning Bertazzoni dual fuel range. The bay window banquette creates a wonderful casual eating area. Formal dining rm incl buffet w/wine fridge. 2-pc bath, mudrm & laundry complete the main floor. Beautiful mezzanine den/office. 2nd floor has 3 very spacious bdrms, 4 pc bath w/heated floors. Top floor is all primary suite w/luxe 3-pc bath & heated floors, 2 walk-in closets. Renovated basement features rec rm, full bath w/heated floors, all systems upgraded, incl boiler, hot water tank & 2nd laundry. Newer eaves, roof & windows. Custom Yarrow ext door w/lock system. New oversize dbl garage, lovely decking, good-sized yard. Seller will install 3 split-air airconditioners, 1 per floor prior to possession. Exceptional home!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing/Electric, Wood | # FP: | 2 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stucco | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Sewer: | Municipal/Community |
| Heating: | Hot Water | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Detached; Enclsd: 2; Ttl: 2 | | |
| Remodel: | Addition, Basement, Bathroom, Completely, Electrical, Flooring, Furnace, Garage, Kitchen, Other remarks, Plumbing, Roof Coverings, Windows | | |
| Site Influ: | Landscaped deck, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor, Microwave built in, No Pet Home, No Smoking Home | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryers - Two, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washers - Two, Window A/C Unit, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|------------------------------------|-------------------------|--|------------------------|----------------|
| Two Piece Bath | M | Three Piece Bath | B | Four Piece Bath | U |
| 4 Piece En Bath | 3 | Primary Bedroom | 3 23X11 | Bedroom | U 11X10 |
| Bedroom | U 12X11 | Bedroom | U 12X11 | Living Room | M 22X11 |
| Dining Room | M 13X12 | Eat-In Kitchen | M 13X10 | Breakfast Nook | M 12X9 |
| Mudroom | M | Recreation Room | B 21X9 | Den | O 13X10 |
| # Baths: | 1PC 0 2PC 1 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC | | |

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Property Type

768 Borebank Street , Winnipeg R3N 1G4

Nghbrhd: **River Heights**
Linc #: **012R062062000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1954/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl: **LBP 49 27368 54/55 ST B**

Area: **1D** MLS® #: **202513663**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$5,131.26**
Tax Yr: **2024**
Status: **Sold**
Ed Tax:
Imprv:
Spc Lvy:
Payout:
List Price: **\$599,900**
Sell Price: **\$651,600**
Sell Date: **06/09/2025**
DOM: **9**

Remarks & Directions

Remarks: **S/S: June 2 Offers Reviewed: June 9. Open House June 7, 12-2 PM. THE beautifully renovated bungalow in River Heights you've been waiting for! With 1,361 sq ft of main floor living space, this charming home blends timeless style with modern updates—perfect for families, professionals, or anyone ready to enjoy life in a fantastic community. Bright, spacious main floor: 3 bedrooms flooded with natural light, making your daily living cheerful and inviting. So much to LOVE! Gourmet Chef's Kitchen: Fully renovated with quartz CT, custom cabinetry (PLUS pantry space) stainless appliances and sleek finishes—great for cooking and entertaining. Tasteful updates everywhere: Modern touches that make this house warm, elegant, and move-in ready. Finished basement: A rec room for fun and watching the game, plus an extra bedroom or office, full bathroom, and flexible living space. Solid and energy-efficient: Newer windows and other key updates over time provide piece of mind. Outdoor and garage: A big landscaped yard for outdoor enjoyment and an oversized double garage for parking + storage. This home offers the perfect lifestyle upgrade. Don't miss your chance—your River Heights dream home is waiting!**

Dir/GPS:

General Information

| | | | | |
|---------------|---|----------|----------------------------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: |
| FP Type/Fuel: | | # FP: | | Hectares: |
| Lot Dim: | | Acres: | | |
| Frnt Exp: | W | Fndtion: | Concrete | |
| Exterior: | Stucco, Wood Siding | Cnstrct: | Wood Frame | |
| Roof: | Shingle | Water: | Municipal/Community | |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Sewer: | Municipal/Community | |
| Heating: | Forced Air | H Fuel: | Natural gas | |
| Gas: | | Hydro: | | |
| Parking: | Double Detached; Enclsd: 2; Ttl: 2; Dim: 24X22 | | | |
| Remodel: | Basement, Bathroom, Flooring, Garage, Kitchen, Roof Coverings, Windows | | | |
| Site Influ: | Fenced, Back Lane, Paved Lane, Paved Street | | | |
| Features: | Air Conditioning-Central, Hood Fan, Smoke Detectors, Sump Pump | | | |
| Gds Incl: | Dishwasher, Dryer, Refrigerator, Stove, Washer | | | |
| Gds Excl: | Basement freezer and fridge neg. | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| Room | | Dimen | Room | | Dimen | Room | | Dimen |
|-----------------|------------|--------------------|------------------|------------|--------------------|-----------------|------------|--------------------|
| Living Room | M | 23.17X12.67 | Foyer | M | 7.67X7.5 | Dining Room | M | 14.42X10 |
| Kitchen | M | 14X9.5 | Bedroom | M | 14X13.67 | Bedroom | M | 10.83X10 |
| Bedroom | M | 10X8.42 | Bedroom | B | 12.92X12.33 | Recreation Room | B | 26.42X25.92 |
| Four Piece Bath | U | | Three Piece Bath | L | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 0 | 1 | 1 | 0 | 0 | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC |
| | | | | 0 | 0 | 0 | 0 | 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

870 Borebank Street , Winnipeg R3N 1G6Nghbrhd: **River Heights South**Linc #: **012R062011100**Type: **RD**Use: **Year-round**Style: **BNG**Yr Built/Age: **1960/Older**New Const: **No**RMA: **6**

Legal:

Add Lgl:

Liv Area: **104.24 M2/1,122 SF**Fin Bsmnt: **.00 M2/ SF**Lot Front: **11.28 M/37 F**Lot Dpth: **36.58 M/120 F**

Lot Area:

TBD: **5** Baths: **F2/H0**Area: **1D**

Schl Div:

Gross Tax: **\$4,257.71**

Tax Yr:

24

Ed Tax:

\$2,047.10

Imprv:

\$260.13

Spc Lvy:

Payout:

MLS® #: **202513169**Status: **Sold**List Price: **\$479,900**Sell Price: **\$480,000**Sell Date: **06/05/2025**DOM: **8**

Remarks & Directions

Remarks:

Offers presented evening rec'd. *Click on multi media icon to view video* 1100+ sq ft bungalow in desirable River Heights with 3 good size bedrooms on main floor, 2 rooms in basement and 2 full bathrooms. Many great updates done over the years including windows '20, shingles '18, sump pump & HE furnace. Gorgeous open concept, island with breakfast bar & updated white kitchen cabinets. HWF's throughout main level with lots of windows allowing tons of natural light. Fully finished basement with spacious rec room. Fully fenced yard with double garage. All appliances included. Quick possession available. Conveniently located by schools, restaurants, shops and all amenities - this home is move-in ready!

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtn: | Concrete | | |
| Exterior: | Brick, Stucco | Cnstrct: | | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Laminate, Tile, Wood | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Double Detached, Parking Pad | | | | |
| Remodel: | Roof Coverings, Windows | | | | |
| Site Influ: | Fenced | | | | |
| Features: | Air Conditioning-Central | | | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer, Window Coverings | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--|------------------------|--|-------------------------|-------------------|
| Primary Bedroom | M 12.1X11.9 | Bedroom | M 13.5X8.5 | Bedroom | M 10.1X9.9 |
| Living Room | M 14.2X11 | Dining Room | M 10.3X9.3 | Kitchen | M 9.8X8.11 |
| Four Piece Bath | M | Recreation Room | B 19.2X12.5 | Three Piece Bath | B |
| Bedroom | B 10X8.4 | Bedroom | B 12X9.9 | | |
| # Baths: | 1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0 | | |

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Property Type

674 Waverley Street , Winnipeg R3M 3L6

Nghbrhd: **River Heights South**
 Linc #: **012R041126000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1957/**
 New Const: **No**
 RMA: **6**
 Legal:
 Add Lgl:

Liv Area: **148.64 M2/1,600 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **17.07 M/56 F**
 Lot Dpth: **39.62 M/130 F**
 Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **1D**
 Schl Div:
 Gross Tax: **\$5,957.25**
 Tax Yr: **2024**
 Ed Tax:
 Imprv:
 Spc Levy:
 Payout:

MLS® #: **202510896**
 Status: **Sold**
 List Price: **\$524,900**
 Sell Price: **\$642,500**
 Sell Date: **06/04/2025**
 DOM: **10**

Remarks & Directions

Remarks: **SS MAY 27TH.OFFERS JUNE 4th. Marvelous BNG in classic River Heights South, owner did MANY UPGRADES during ownership, now leaving province for work. Lots of daylight through all seasons, classy living room w/wood fireplace. Hardwood flooring through most of the main floor. Dining area face to private, fenced backyard. Dine in kitchen with stylish wall and back splash. Good size three bedrooms. Main bedroom w/ huge closet. Four piece Bath, main floor. Finished basement with lots of opportunities that fits different desires. Entertainment room & wet bar, lots of storage, hobby room or studio, are all part of the cozy basement of this house. 3 piece Bath in the basement. Front windows(2024), Shingles(2024), Furnace(2025), Dishwasher(2025). Gorgeous backyard with good size deck. Double detached garage. Close to shopping, public transportation, and Pan Am Pool. Video and photos tell more. If you are shopping a cozy, classic style, or investment in one popular neighborhood, this might be the one. Tell your Realtor about it. Measurement +/- jogs**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Tile Facing/Wood | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Survey: | |
| Exterior: | Stucco, Wood Siding | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Detached | Hydro: | |
| Remodel: | | | |
| Site Influ: | Back Lane, Landscape, Shopping Nearby | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L Dimen | | | Room | L Dimen | | | Room | L Dimen | | | |
|------------------------|------------|--------------------|------------|-------------------------|------------|--------------------|------------|---------------------|------------|--------------------|------------|------------|
| Bedroom | M | 14.02X13.11 | | Living Room | M | 20X14 | | Dining Room | M | 13.07X11.11 | | |
| Kitchen | M | 13X9 | | Primary Bedroom | M | 11.07X14.09 | | Bedroom | M | 12X10 | | |
| Four Piece Bath | M | | | Three Piece Bath | B | | | Laundry Room | B | | | |
| Hobby Room | B | 21X11 | | Recreation Room | B | 26X13 | | | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | | 1PC | 2PC | 3PC | 4PC |
| # Baths: | 0 | 0 | 1 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 0 | 0 | 0 |

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Property Type

520 Centennial Street , Winnipeg R3N 1P9

Nghbrhd: **River Heights**
Linc #: **012R072069200**
Type: **SA** Liv Area: **99.59 M2/1,072 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **7.62 M/25 F**
Yr Built/Age: **1988/Older** Lot Dpth: **7.62 M/25 F**
New Const: **No** Lot Area: **250.75 M2/2,699 SF**
RMA: **5** TBD: **3** Baths: **F1/H1**

Area: **1D** MLS® #: **202511280**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,099.94**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$309,900**
Imprv: **\$173.75** Sell Price: **\$360,000**
Spc Levy: Sell Date: **05/27/2025**
Payout: DOM: **9**

Remarks & Directions

Remarks: **SS now Open House May 24,2025, 100pm - 3:00pm. OTP May 27,2025 5:00pm . All measurements +/- Jogs. Give at least 3 hours notice for Showing confirmation. Wife usually works from Home. A well maintained Property by current owner for 15 years, 3 bedroom , 1.5 bathroom Near all ammenities. Schools, Shopping area, Public Transport. Spacious Riverheights Gem. Fully Finished Basement. PDS available.**

Dir/GPS: **Just South of Corydon Ave.**

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: |
| Frnt Exp: | | Survey: | Hectares: |
| Exterior: | Stucco, Wood Siding | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Parking Pad | Hydro: | |
| Remodel: | | | |
| Site Influ: | Fenced, Back Lane, Landscape, Shopping Nearby | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Hood Fan, No Pet Home, No Smoking Home | | |
| Gds Incl: | Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | M | L | Dimen | Room | M | L | Dimen | Room | B | L | Dimen |
|------------------------|-----------------|-----------------|-----------------|-----------------------|-----------------|-----------------|-------|--------------------|-----------------|-----------------|-----------------|
| Living Room | M | 13.8X12 | | Eat-In Kitchen | M | 12X11 | | Family Room | B | 25X10 | |
| Primary Bedroom | U | 12.8X12 | | Bedroom | U | 8.5X12 | | Bedroom | U | 10X12 | |
| Four Piece Bath | U | | | Two Piece Bath | M | | | | | | |
| # Baths: | <u>1PC</u> # | <u>2PC</u> # | <u>3PC</u> # | <u>4PC</u> # | <u>5PC</u> # | <u>6PC</u> # | | # Ensuite: | <u>1PC</u> # | <u>2PC</u> # | <u>3PC</u> # |
| | 0 | 1 | 0 | 1 | 0 | 0 | | | 0 | 0 | 0 |
| | | | | | | | | | | | |

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Property Type

1564 Mathers Bay W, Winnipeg R3N 0T7

Nghbrhd: **River Heights**
Linc #: **012R052939100**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1973/Older**
New Const: **No**
RMA: **15**
Legal:
Add Lgl: **LBP 40 6949 46/52 ST B**

Area: **1D** MLS® #: **202508831**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$9,083.70**
Tax Yr: **2024**
Status: **Sold**
Ed Tax:
Imprv:
Spc Lvy:
Payout:
List Price: **\$799,900**
Sell Price: **\$760,000**
Sell Date: **05/29/2025**
DOM: **28**

Remarks & Directions

Remarks: Offers Reviewed evening received. Time for YOUR family to write the next chapter on a quiet bay, tucked away in South River Heights—this delivers beautifully. Long time owners, this home has been well cared for over the years. Offering a solid and well-built 2,700+ square feet of living space, you need to walk the property to appreciate the footprint. Walking in, you feel the light pouring in through big windows, filling the living room with natural warmth, lovely hardwoods in the living and dining area. Work from home? Perfect, an impressive main floor office (or lounge area!) with wood burning fireplace. 5 BIG bedrooms upstairs, massive primary suite. Three bathrooms with a rough-in for another in the basement. Oversized double attached garage takes you through 2 mudrooms, this home is designed with a BIG family in mind. Convenient main floor laundry. South exposure brings in extra light throughout your year-round sunroom. Many updates throughout, must be seen to be appreciated. The basement is where you get creative, wide open rec room, space for a BR or 2, and a SAUNA! Very lovely property on a peaceful stretch, walkable and friendly families. Great schools, shopping nearby and easy commuting.

Dir/GPS:

General Information

| | | | | |
|---------------|--|----------|----------------------------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: |
| FP Type/Fuel: | Stone/Wood | # FP: | 1 | Hectares: |
| Lot Dim: | | Shape: | | |
| Frnt Exp: | | Survey: | | |
| Exterior: | Stone, Stucco | Fndtion: | Concrete | |
| Roof: | Shingle | Cnstrct: | Wood Frame | |
| Flooring: | Wall-to-wall carpet, Laminate, Tile, Wood | Water: | Municipal/Community | |
| Heating: | Forced Air | Sewer: | Municipal/Community | |
| Gas: | | H Fuel: | Natural gas | |
| Parking: | Double Attached; Enclsd: 2; Dim: 21x23 | Hydro: | | |
| Remodel: | Flooring, Partly | | | |
| Site Influ: | Corner, Fenced, Landscaped deck | | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main Floor, Porch, Sauna, Sump Pump, Sunroom | | | |
| Gds Incl: | Dishwasher, Dryer, Refrigerator, Stove, Washer | | | |
| Gds Excl: | | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| Room | | Dimen | Room | | Dimen | Room | | Dimen |
|-----------------|---|--------------------|-----------------|---|--------------------|-----------------|---|--------------------|
| Living Room | M | 27.17X15.67 | Dining Room | M | 13.58X10.75 | Eat-In Kitchen | M | 17.42X12.75 |
| Sunroom | M | 14.5X8.42 | Office | M | 23.83X11.58 | Other | M | 8X6 |
| Laundry Room | M | 7.08X5.92 | Storage Room | M | 11.17X5.67 | Mudroom | M | 16.08X8.75 |
| Bedroom | U | 22.42X11.92 | Bedroom | U | 13.5X10.67 | Bedroom | U | 13.58X12.17 |
| Bedroom | U | 12.17X10.5 | Bedroom | U | 10.5X8.42 | Bedroom | B | 10.83X9.75 |
| Recreation Room | B | 19.25X10.83 | Living Room | B | 22.5X15.58 | Storage Room | B | 7X4.42 |
| Two Piece Bath | M | | Five Piece Bath | U | | 3 Piece En Bath | U | |
| Porch | O | 16.5X7.58 | Foyer | M | 8X7 | | | |

Baths: **1PC 0 2PC 1 3PC 0 4PC 0 5PC 1 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

779 Renfrew Street , Winnipeg R3N 1K3

Nghbrhd: **River Heights**
Linc #: **012R070190200**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1957/Older**
New Const: **No**
RMA: **6** BDA: **3**
Legal: **Lot:0 Plan:0 0-0-0**
Add Lgl:

Liv Area: **92.90 M2/1,000 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area:
TBD: **3** Baths: **F1/H0**

Area: **1D** MLS® #: **202512743**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,405.51**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$395,000**
Imprv: **\$00** Sell Price: **\$461,000**
Spc Lvy: Sell Date: **06/01/2025**
Payout: DOM: **10**

Remarks & Directions

Remarks: **Showings start now & offers Sunday, June 1st at 6pm. Another great opportunity to build some sweat equity on this solid River Heights bungalow. Newer roof - furnace - H.W.T in 2017. Possession subject to probate. No P.D.S as executor has not lived in property.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: |
| Frnt Exp: | | Survey: | Hectares: |
| Exterior: | Brick, Stucco | Fndtng: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Tile, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Detached | Hydro: | |
| Remodel: | Furnace | | |
| Site Influ: | Fenced, Flat Site, Back Lane, Landscaped deck, Paved Street, Private Yard | | |
| Features: | Ceiling Fan, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home | | |
| Gds Incl: | Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | M | L | Dimen | Room | M | L | Dimen | Room | M | L | Dimen |
|------------------------|------------|--------------|---------------|-----------------------|------------|--------------|------------|------------------------|------------|--------------|---------------|
| Living Room | M | 13.42 | X10.33 | Eat-In Kitchen | M | 17.42 | X12 | Primary Bedroom | M | 13.33 | X10.33 |
| Storage Room | B | 5X15 | | Bedroom | M | 10X9 | | Recreation Room | B | 23X15 | |
| Dining Room | M | 8.42 | X8 | Bedroom | M | 10X8 | | Other | B | 14X10 | |
| Four Piece Bath | M | | | | | | | | | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC |
| # Baths: | 0 | 0 | | 0 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 0 |
| | | | | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

141 Park Place W, Winnipeg R3P 2C8

Nghbrhd: **Tuxedo**
Linc #: **010R004058800**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1992/Older**
New Const: **No**
RMA: **10**
Legal:
Add Lgl:

Liv Area: **255.48 M2/2,750 SF**
Fin Bsmnt: **125.42 M2/1,350 SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **36.58 M/120 F**
Lot Area: **668.90 M2/7,200 SF**

TBD: **5** Baths: **F3/H1**

Area: **1E** MLS® #: **202512722**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$9,388.09**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$4,084.98** List Price: **\$990,000**
Imprv: **\$417.00** Sell Price: **\$1,160,000**
Spc Lvy: Sell Date: **06/03/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **SS May 26. OH May 31, 1-3pm. OTP June 3. If you've been searching for a home that truly has it all—style, space, and location—welcome to your dream home in the heart of Tuxedo. Just steps from Assiniboine Park and top-tier schools, this beautiful home is made for living, entertaining, and unwinding in style. Soaring 20-ft ceilings with floor-to-ceiling windows flood the home with natural light, while the showpiece kitchen features an 18-ft granite island and custom cabinetry. A spacious dining area, main floor office that could serve as a fifth bedroom, laundry, and bath add function to elegance. Upstairs, retreat to a luxurious primary suite which offers two walk-in closets and a spa-inspired ensuite with double sinks, granite counters, a jet tub, and steam shower. Two more large bedrooms and a full bath complete the upper level. The basement adds even more living space with a bedroom, full bath, flex room and plenty of storage. Outside, unwind on your large deck surrounded by professional landscaping and in-ground sprinklers. Some recent upgrades include garage doors and blinds (24), furnace (19), shingles (18), hot water X2 (19), basement flooring (20), sump pump (23), A/C (21).**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|---------|-----------------------|-----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished | | |
| FP Type/Fuel: | Glass Door/Gas | # FP: | 1 | Zoning: | R1 |
| Lot Dim: | | Acres: | | Hectares: | |
| Frnt Exp: | SW | Shape: | Normal | Fndtion: | Concrete, Piled |
| Exterior: | Stucco | Survey: | | Cnstrct: | Wood Frame |
| Roof: | Shingle | | | Water: | Municipal/Community |
| Flooring: | Laminate | | | Sewer: | Municipal/Community |
| Heating: | Forced Air | | | H Fuel: | Natural gas |
| Gas: | | | | Hydro: | |
| Parking: | Double Attached, Front Drive Access, Insulated | | | | |
| Remodel: | Other remarks | | | | |
| Site Influ: | Fenced, Flat Site, Golf Nearby, Landscape, Landscaped deck, Private Yard, Shopping Nearby | | | | |
| Features: | Air Conditioning-Central, Deck, Garburator, High-Efficiency Furnace, Hood Fan, Jetted Tub, Laundry - Main Floor, No Smoking Home, Oven built in, Sprinkler System-Underground, Sump Pump | | | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwave, See remarks, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--------------------|-------------------------|-------------------|--------------------|--------------------|
| 5 Piece En Bath | U 11.9X10.4 | Primary Bedroom | U 15X15 | Bedroom | U 11.4X11.4 |
| Walk-in Closet | U 12.4X6.2 | Walk-in Closet | U 7.6X5.8 | Bedroom | U 14.4X14 |
| Five Piece Bath | U 11.9X6.1 | Two Piece Bath | M 5.3X5 | Bedroom | B 14.3X12.2 |
| Laundry Room | M 9X5.8 | Three Piece Bath | B 14.2X5.1 | Bedroom | M 10X9.8 |
| Dining Room | M 16.1X13.1 | Eat-In Kitchen | M 29.5X13 | Living Room | M 14.6X22.8 |
| Storage Room | B | | | | |

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 1 6PC 0**

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Property Type

857 Community Row , Winnipeg R3R 1H9

Nghbrhd: **Charleswood**
Linc #: **001R004038800**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1971/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **97.55 M2/1,050 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **36.58 M/120 F**
Lot Area: **668.72 M2/7,198 SF**
TBD: **4** Baths: **F1/H0**

Area: **1G** MLS® #: **202513607**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$3,630.82**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,408.46** List Price: **\$399,900**
Imprv: **\$417.00** Sell Price: **\$437,000**
Spc Lvy: Sell Date: **06/09/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **Showings start Tuesday, June 3rd. OTP reviewed Monday, June 9th. Bright 1,050 SF bungalow in the heart of Charleswood! This welcoming home features 3 bedrooms, a full bath, and a spacious eat-in kitchen with a large island and clear views of the backyard. Recent upgrades include some newer windows, a high-efficiency furnace, central a/c unit, interior & exterior refresh, and a fully finished basement boasting a large, remodeled rec room and an additional bonus room—ideal for an additional bedroom, home office, gym, or play area. Enjoy a fully fenced yard with mature trees, a double detached garage, and a generous garden space. Located in one of Winnipeg's most sought-after neighbourhoods, Charleswood offers a unique blend of nature and convenience—close to parks, trails, schools, and amenities, with a strong sense of community.**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | W | Fndtion: | Concrete |
| Exterior: | Stucco, Wood Siding | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Tile, Vinyl Plank | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Detached; Enclsd: 2; Ttl: 5 | | |
| Remodel: | Basement, Exterior, Furnace, Kitchen, Windows | | |
| Site Influ: | Fenced, Fruit Trees/Shrubs, No Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Treed Lot | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home | | |
| Gds Incl: | Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|------------------------|----------|--------------|---------------|---------------------|----------|--------------|---------------|------------------------|----------|--------------|---------------|
| Eat-In Kitchen | M | 16.33 | X11.25 | Living Room | M | 16.58 | X13.83 | Primary Bedroom | M | 11.33 | X10.83 |
| Bedroom | M | 10.17 | X9.17 | Bedroom | M | 10.83 | X7.92 | Four Piece Bath | M | | |
| Recreation Room | B | 17.25 | X11.83 | Laundry Room | B | 10.25 | X13.25 | Bedroom | B | 11.5 | X10.42 |
| Storage Room | B | 15 | X10.5 | | | | | | | | |

Baths: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

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Property Type

106 Epsom Crescent , Winnipeg R3R 0X2

Nghbrhd: **Charleswood**
Linc #: **001R001799800**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1983/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **102.56 M2/1,104 SF**
Fin Bsmnt:
Lot Front: **15.85 M/52 F**
Lot Dpth: **40.23 M/132 F**
Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **1G**

Schl Div:
Gross Tax: **\$4,002.55**
Tax Yr: **2024**
Ed Tax: **\$1,594.14**
Imprv:
Spc Lvy:
Payout:

MLS® #: **202513472**

Status: **Sold**
List Price: **\$439,900**
Sell Price: **\$579,000**
Sell Date: **06/09/2025**
DOM: **7**

Remarks & Directions

Remarks: Welcome to 106 Epsom Crescent – an 1100+sqft Charleswood gem where comfort meets connection. Inside, the main floor gives you everything you want: vaulted ceilings, an open-concept living and dining area with a cozy gas fireplace & a kitchen that blends style with function – maple cabinets, quartz counters, tile backsplash, soft-close drawers & a large island made for gathering. You'll find two spacious bedrooms, an updated 4-piece bath & an office/den perfect for work or reading nooks. The finished basement offers a large rec room, a space for guests/office/gym, a 3-piece bath, laundry & bonus space for whatever life needs next. Out back, the vibe continues with a composite deck, gazebo, garden beds, mature trees & two sheds for all your extras. A double attached garage adds everyday ease. Tucked on a quiet Charleswood street near schools, groceries, parks, Boston Pizza, and the Assiniboine Forest. Book your showing now! Shingles (2015). Eaves troughs, fascia, soffit, siding (2016), HWT (2021), Windows (2010), Deck (2020)

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Tile Facing/Gas | # FP: | 1 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Brick & Siding, Stucco | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached, Front Drive Access | | |
| Remodel: | | | |
| Site Influ: | Fenced, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, See remarks, Storage Shed, Stove, TV Wall Mount, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|-------------------------|--|------------------------|--|------------------------|--------------------|
| Dining Room | M 10.5X9.33 | Eat-In Kitchen | M 12.83X11.58 | Bedroom | M 9.92X9.58 |
| Other | B 16X11 | Recreation Room | B 21.25X13.33 | Four Piece Bath | M |
| Three Piece Bath | B | Den | M 9.75X9 | Living Room | M 19.17X12 |
| Primary Bedroom | M 12.83X12.42 | Bedroom | B 11.75X10.67 | | |
| | | | | | |
| # Baths: | 1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0 | | |

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Property Type

821 Laxdal Road , Winnipeg R3R 1V7

Nghbrhd: **Charleswood**
Linc #: **001R001498700**
Type: **VL**
Use: **Year-round**
Style:
Yr Built/Age:
New Const: **No**
RMA: **0**
Legal:
Add Lgl:

Liv Area:
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **36.27 M/119 F**
Lot Area: **666.86 M2/7,178 SF**
TBD: **0** Baths: **F0/H0**

Area: **1G** MLS® #: **202513759**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$2,432.10**
Tax Yr: **2024** Status: **Sold**
Ed Tax: Imprv: **\$417.00** List Price: **\$224,900**
Spc Lvy: Payout: Sell Price: **\$220,000**
Sell Date: **06/07/2025** DOM: **5**

Remarks & Directions

Remarks: **Great opportunity to build new on a 60 x 119 lot in an established neighborhood in the heart of Charleswood. No Builder restrictions. Select your own Builder and design the home that suits your lifestyle. Ultra convenient & desirable location. Easy walk to Harte Trail, Assiniboine Park & Forest, Community Center, Restaurants & Shopping. Buyers to perform their own due diligence on building/infill options. Design & build in this beautiful family friendly community.**

Dir/GPS:

General Information

Basement:
FP Type/Fuel:
Lot Dim: **60x119**
Frnt Exp:
Exterior:
Roof:
Flooring:
Heating:
Gas:
Parking: **Front Drive Access**
Remodel:
Site Influ:
Features:
Gds Incl:
Gds Excl:
Rnt Eqp:

Shape: **Normal**
Survey: **N/**

B Dev:
FP:
Acres:
Fndtion:
Cnstrct:
Water:
Sewer:
H Fuel:
Hydro:

Zoning:
Hectares:

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Property Type

3430 Beiko Avenue , Winnipeg R3R 0M6

Nghbrhd: **Charleswood**
Linc #: **001R001076500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1976/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **119.10 M²/1,282 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **46.94 M/154 F**
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **1G** MLS® #: **202513255**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,093.89**
Tax Yr: **24** Status: **Sold**
Ed Tax: List Price: **\$489,900**
Imprv: Sell Price: **\$485,000**
Spc Lvy: Sell Date: **06/04/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: Offers anytime. Your new home in a great neighbourhood! Lots of renovations means ready to move in: fresh paint throughout; updated electrical; kitchen & bath cabinet refresh; dishwasher & window coverings. Lots of cabinets in the kitchen & stainless appliances. Large living room with lots of natural light, great for gathering. Bedrooms are good size with lots of closet space and triple paned windows. Downstairs is an authentic 1930's Brunswick Billiard Table. Portable bar & chairs included. Large basement bedroom (windows not egress). Full bath with shower and laundry/storage room. Big back yard and no neighbours behind. Snowblower, lawnmower & lots of garden tools included. Local schools include: Pacific Junction, K-5; Royal School, K-5; Charleswood Junior High, 5/6-8, Shaftesbury High, 9-12; Oak Park High, 9-12.

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtn: | Concrete |
| Exterior: | Brick, Stucco | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached | | |
| Remodel: | Kitchen, Windows | | |
| Site Influ: | Fenced, Vegetable Garden, Golf Nearby, Private Yard, Shopping Nearby, Public Transportation, Treed Lot | | |
| Features: | Air Conditioning-Central, Bar dry, No Pet Home, No Smoking Home | | |
| Gds Incl: | Bar Fridge, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | |
|------------------------|----------|------------------|----------|-------------------------|----------|-----------------|----------|------------------------|----------|-----------------|----------|
| Kitchen | M | 20X13 | L | Living Room | M | 24.67X11 | L | Primary Bedroom | M | 12X11 | L |
| Bedroom | M | 12X11 | | Bedroom | M | 11X9.5 | | Four Piece Bath | M | 8.5X7.75 | |
| Two Piece Bath | M | 5X4 | | Recreation Room | B | 28X15 | | Recreation Room | B | 20X10.67 | |
| Recreation Room | B | 15.5X6.67 | | Three Piece Bath | B | 10X5 | | Laundry Room | B | 15X8 | |

| | | | | | | | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|--|-------------------|------------|------------|------------|------------|------------|------------|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 1 | 1 | 0 | 0 | | | | 0 | 0 | 0 | 0 | 0 | 0 |

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Property Type

381 Glenbush Street , Winnipeg R2Y 0N1

Nghbrhd: **Charleswood**
Linc #: **001R009600795**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **2016/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **155.52 M2/1,674 SF**
Fin Bsmnt: **153.29 M2/1,650 SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **34.75 M/114 F**
Lot Area:

TBD: **5** Baths: **F3/H0**

Area: **1G** MLS® #: **202508446**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$7,358.00**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$3,147.52** List Price: **\$884,000**
Imprv:
Spc Lvy:
Payout:
DOM: **42**

Remarks & Directions

Remarks: Welcome home to 381 Glenbush St. – Former Show Home in Scotswood Meadows. Located in the desirable Scotswood Meadows neighborhood, this former Gino's Show Home offers quality construction, thoughtful design, and a south-facing backyard that backs onto green space. Enjoy the sunroom, views of nature and nearby walking paths in a friendly, walkable community. The main floor features a wide-open layout with a seamless flow between the kitchen, dining area, and formal living room. A gas fireplace grounds the space, creating a warm and inviting central hub. The kitchen is equipped with a cooktop, pot filler, stone countertops, and plenty of prep space. A main floor mudroom/laundry adds convenience with direct access to the 22x22 garage. Three bedrooms on the main floor include a spacious primary suite with a 4-piece ensuite and double-wide walk-in shower. The fully finished basement offers two additional huge bedrooms with walk in closets, a 3-piece bathroom, and generous rec space. with included guilt ins. Built on piles with a structural wood floor for lasting durability and fully landscaped. Call you Realtor for a private tour.

Dir/GPS:

General Information

| | | | | | |
|---------------|---|---------|-----------------------|-----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished | | |
| FP Type/Fuel: | Direct vent/Gas | # FP: | 1 | Zoning: | R1 |
| Lot Dim: | | Acres: | | Hectares: | |
| Frnt Exp: | NW | Shape: | Normal | Fndtion: | Concrete, Piled |
| Exterior: | Stone, Stucco | Survey: | | Cnstrct: | Wood Frame |
| Roof: | Shingle | | | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Tile | | | Sewer: | Municipal/Community |
| Heating: | Forced Air | | | H Fuel: | Natural gas |
| Gas: | | | | Hydro: | |
| Parking: | Double Attached; Encldsd: 2; Dim: 22x22 | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Flat Site, Low maintenance landscaped, No Back Lane, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Bar wet, Engineered Floor Joist, High-Efficiency Furnace, Laundry - Main Floor, No Smoking Home, Structural wood basement floor, Sump Pump, Sunroom, Vacuum roughed-in | | | | |
| Gds Incl: | Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Vacuum built-in, Washer | | | | |
| Gds Excl: | none | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|----------------------|------------------------|----------------------|-------------------------|----------------------|
| Eat-In Kitchen | M 9.92X12 | Dining Room | M 11.25X9.5 | Living Room | M 13.67X18.17 |
| Mudroom | M 8.33X11.08 | Bedroom | M 10.92X12.25 | Four Piece Bath | M |
| Bedroom | M 10.92X10.92 | Primary Bedroom | M 13.17X12 | 4 Piece En Bath | M |
| Bedroom | B 11.25X15.92 | Bedroom | B 14.25X15.92 | Three Piece Bath | B |
| Recreation Room | B 26.08X21.17 | | | | |

| | | | | | | | | | | | | | |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| # Baths: | 1PC 0 | 2PC 0 | 3PC 1 | 4PC 1 | 5PC 0 | 6PC 0 | # Ensuite: | 1PC 0 | 2PC 0 | 3PC 0 | 4PC 1 | 5PC 0 | 6PC 0 |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|

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Property Type

54 Cadiz Bay , Winnipeg R3R 2M7
 Nghbrhd: **Charleswood**
 Linc #: **001R004626700**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1976/Older**
 New Const: **No**
 RMA: **7**
 Legal:
 Add Lgl: **LBP16 1 12009 62/4 ST C**

Area: **1G** MLS® #: **202510910**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$5,098.58**
 Tax Yr: **24** Status: **Sold**
 Ed Tax: **\$2,033.43** List Price: **\$499,900**
 Imprv: **\$458.70** Sell Price: **\$460,000**
 Spc Levy:
 Payout:
 DOM: **10**

Remarks & Directions

Remarks: **Charming Charleswood Bungalow.** Welcome to this stunning 1300+ sqft bungalow, perfectly situated on a huge pie lot in the desirable neighborhood of Charleswood. This home offers a fantastic blend of comfort and style, making it the perfect retreat for families and entertainers alike. Step inside to discover a spacious layout featuring three generous bedrooms on the main floor, along with a newly added egress window in the lower level bedroom, providing ample natural light and safety. The sunken living room invites you to relax and unwind, while the sunroom offers a serene space to enjoy your morning coffee or relax with a good book. Storage will never be an issue with loads of space throughout the home, ensuring you have room for all your belongings. The backyard is truly an oasis, complete with an inviting inground pool!, perfect for those hot summer days and entertaining friends and family!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Stone/Gas | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Attached, Front Drive Access, Paved Driveway; Encld: 1 | | |
| Remodel: | | | |
| Site Influ: | Fenced, Landscaped patio, No Back Lane | | |
| Features: | Air Conditioning-Central, Monitored Alarm, Pool, inground, Smoke Detectors, Sunroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|------------------------|------------|--------------|---------------|------------------------|------------|--------------------|------------|------------------------|------------|--------------------|------------|
| Living Room | M | 17.42 | X15.25 | Dining Room | M | 12X12 | | Eat-In Kitchen | M | 13X12 | |
| Primary Bedroom | M | 13.17 | X12 | 3 Piece En Bath | M | | | Bedroom | M | 11.67X8.5 | |
| Bedroom | M | 10.67 | X8.33 | Four Piece Bath | M | | | Recreation Room | L | 12X10.5 | |
| Recreation Room | L | 17.58 | X12.42 | Den | L | 13.5X8.5 | | Bedroom | L | 11.67X10.17 | |
| Storage Room | L | 23.42 | X8.5 | Sunroom | M | 17.67X11.83 | | | | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC |
| # Baths: | 0 | 0 | | 0 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 1 |
| | | | | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

634 Fairmont Road , Winnipeg R3R 1B1

Nghbrhd: **Charleswood**
Linc #: **001R005891800**
Type: **RD**
Use: **Year-round**
Style: **OTHER**
Yr Built/Age: **2007/Older**
New Const: **No**
RMA: **9**
Legal:
Add Lgl:

Liv Area: **211.35 M2/2,275 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **110.34 M/362 F**
Lot Area:

TBD: **4** Baths: **F4/H0**Area: **1G**

Schl Div:
Gross Tax: **\$7,992.38**
Tax Yr: **2024**
Ed Tax: **\$3,319.61**
Imprv: **\$417.70**
Spc Lvy:
Payout:

MLS® #: **202512945**

Status: **Sold**
List Price: **\$949,900**
Sell Price: **\$940,000**
Sell Date: **06/02/2025**
DOM: **7**

Remarks & Directions

Remarks: Offers Reviewed June 2. Experience the pinnacle of luxury living in coveted Charleswood with this stunning home, custom built by its original owners in 2007. Set on an expansive 60x362 landscaped lot, this property is designed for relaxation & entertainment, featuring a tranquil hot tub, covered deck w/ skylight, BBQ w/ gas hookup & a sunken patio area—all canopied by mature trees, providing optimal privacy within city limits. Upon entering, you're immediately greeted by the open-concept design that is flooded with natural light, ideal for everyday living & entertaining. The heart of the home is the custom gourmet kitchen, equipped with high-end appliances & stone countertops, flowing seamlessly into a spacious dining area that opens onto the covered deck, providing breathtaking views of your resort-like backyard w/ western exposure. This one of a kind home offers 4 HUGE bedrooms and 4 full bathrooms, ensuring comfort and privacy for family and guests alike. Upstairs features a MASSIVE flex space, once finished it offers an additional 700sqft+ of customized living space—whether it's a home office, playroom, or guest suite. Blending elegance, comfort, and serenity, this exceptional home is a rare find!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Free-standing, Stove/Gas, Wood | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Triple Attached, Front Drive Access, Garage door opener, Oversized, Paved Driveway; Dim: 37x24 | | |
| Remodel: | | | |
| Site Influ: | Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped deck, Landscaped patio, No Back Lane, Private Yard, Treed Lot | | |
| Features: | Air Conditioning-Central, Bar wet, Closet Organizers, Deck, Heat recovery ventilator, High-Efficiency Furnace, Jetted Tub, Main floor full bathroom, Microwave built in, Structural wood basement floor, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, See remarks, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-------------------------|----------|--------------------|------------------------|----------|--------------------|-------------------------|----------|--------------------|
| Living Room | M | 19X31.08 | Kitchen | M | 18.33X20 | Dining Room | M | 12X16.08 |
| Den | U | 9.67X10.75 | Four Piece Bath | U | | Bedroom | U | 14.25X11.83 |
| Mudroom | M | | Bedroom | M | 12.17X10.75 | Three Piece Bath | M | |
| Primary Bedroom | M | 18.16X14.75 | 5 Piece En Bath | M | | Recreation Room | L | 21.92X31 |
| Game Room | L | 29.17X16.75 | Gym | L | 12.25X15.5 | Bedroom | L | 15.33X12.75 |
| Three Piece Bath | L | | Other | U | 35X24 | | | |

| | | | | | | | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|--|-------------------|------------|------------|------------|------------|------------|------------|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 0 | 2 | 1 | 0 | 0 | | | 0 | 0 | 0 | 0 | 1 | 0 |

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Property Type

607 Dieppe Road , Winnipeg R3R 1C5

Nghbrhd: **Charleswood**
Linc #: **001R003056100**

Type: **RD** Liv Area: **142.98 M2/1,539 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **SP4L** Lot Front: **18.29 M/60 F**
Yr Built/Age: **1967/Older** Lot Dpth: **38.10 M/125 F**
New Const: **No** Lot Area: **696.68 M2/7,499 SF**

RMA: **6** BDA: **3** TBD: **3** Baths: **F1/H1**
Legal: **Lot:10 Blk:2 Plan:11005**
Add Lgl:

| | |
|---------------------------|------------------------------|
| Area: 1G | MLS® #: 202512975 |
| Schl Div: | Gross Tax: \$4,023.95 |
| Tax Yr: 2024 | Status: Sold |
| Ed Tax: \$1,580.55 | List Price: \$419,900 |
| Imprv: \$417.00 | Sell Price: \$550,000 |
| Spc Lvy: | Sell Date: 06/02/2025 |
| Payout: | DOM: 7 |

Remarks & Directions

Remarks: **SS Monday, May 26, Offers considered on Monday, June 2, ****WOW!! This home has been loved and immaculately cared for by the ORIGINAL owner! It packs all the character and charm that you would expect to see in a mid-century home. 4 levels offer a range of living space that includes 3 bedrooms, 1.5 bathrooms (Plus a shower in the basement), a private home office, 2 car attached garage Newer hardwood flooring has been installed throughout the upstairs and main level, brand new shingles, updated windows and a lovely backyard deck that's right off the kitchen. This home is walking distance to a school which makes it ideal for families to love & enjoy the way this seller has for many decades! This is a rare find, book your private viewing, today!**

Dir/GPS:

General Information

| | | | |
|---------------|--|------------------------------|----------------------------|
| Basement: | Full | B Dev: Fully Finished | Zoning: R1 |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | |
| Lot Dim: | 60x125 | Acres: | Hectares: |
| Frnt Exp: | | Fnction: | Concrete |
| Exterior: | Brick, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Cork, Laminate, Vinyl Plank, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached | | |
| Remodel: | | | |
| Site Influ: | No Back Lane, Paved Street, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency Furnace, No Pet Home, No Smoking Home | | |
| Gds Incl: | Dryer, Fridges - Two, Garage door opener, See remarks, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen | |
|------------------------|------------|--------------------|------------------------|------------|--------------------|------------------------|------------|--------------------|------------|
| Eat-In Kitchen | M | 14X10.83 | Dining Room | M | 10.58X11.58 | Living Room | M | 12.92X17.17 | |
| Two Piece Bath | L | | Bedroom | U | 9X12.58 | Bedroom | U | 9.83X13.42 | |
| Five Piece Bath | U | | Primary Bedroom | U | 15.08X11.25 | Recreation Room | B | 22X12.33 | |
| Laundry Room | B | 11.42X10.75 | Office | L | | | | | |
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | | |
| | 0 | 1 | 0 | 0 | 1 | 0 | | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | | | | 0 | 0 | 0 | 0 | 0 | 0 |

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Property Type

134 Robindale Road , Winnipeg R3R 1G7

Nghbrhd: **Charleswood**
Linc #: **001R003445000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1949/Older**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **73.95 M2/796 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **2** Baths: **F2/H0**Area: **1G**

Schl Div:
Gross Tax: **\$3,971.79**
Tax Yr: **2024**
Ed Tax: **\$1,535.26**
Imprv: **\$468.63**
Spc Levy:
Payout:

MLS® #: **202511045**
Status: **Sold**
List Price: **\$399,900**
Sell Price: **\$387,500**
Sell Date: **05/29/2025**
DOM: **9**

Remarks & Directions

Remarks: **S/S now. Offers reviewed as received. Welcome to this charming home nestled in the peaceful neighbourhood of Charleswood, offering a serene country-like atmosphere while still living in the city. The renovated living room and modern eat-in kitchen provide a stylish and functional space for family gatherings and entertaining. Beautiful sunlight floods the back patio and spacious living area, creating a warm and inviting ambiance. The main floor features two comfortable bedrooms and a clean, updated four-piece bathroom. The fully finished basement offers a large family room with a cozy wood-burning fireplace, a bar area perfect for entertaining, and an additional room with its ensuite four-piece bath. The enormous, fully fenced backyard boasts a spacious deck, a large tool shed, and plenty of yard space for outdoor activities. Located near Roblin Park CC, Beaumont School, Oak Park School, and various restaurants and amenities, this home combines comfort, style, and convenience in a desirable neighbourhood.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Survey: | |
| Exterior: | Brick | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Vinyl Plank | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Attached | Hydro: | |
| Remodel: | Basement, Bathroom, Flooring, Furnace, Kitchen, Roof Coverings, Windows | | |
| Site Influ: | Fenced, Landscaped deck | | |
| Features: | Air Conditioning-Central, Deck, Main floor full bathroom | | |
| Gds Incl: | Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | | | | | | |
|-----------------|------------|--------------|------------|-----------|------------|------------|------------|-----------------|------------|--------------|----------|--------------|------------|------------|------------|------------|
| Living Room | M | <u>13.05</u> | X | <u>13</u> | | | | Eat-In Kitchen | M | <u>14.01</u> | X | <u>8.03</u> | | | | |
| Primary Bedroom | M | <u>7.06</u> | X | <u>9</u> | | | | Bedroom | M | <u>9.02</u> | X | <u>6.01</u> | | | | |
| 4 Piece En Bath | B | | | | | | | Recreation Room | B | <u>19.11</u> | X | <u>14.04</u> | | | | |
| | | | | | | | | | | | | | | | | |
| # Baths: | <u>1PC</u> | <u>0</u> | <u>2PC</u> | <u>0</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | # Ensuite: | <u>1PC</u> | <u>0</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> |

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Property Type

19 Hofsted Drive , Winnipeg R3R 4A8
Nghbrhd: **Charleswood**
Linc #: **001R009601315**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2018/Older**
New Const: **No**
RMA: **6** BDA: **3**
Legal:
Add Lgl:

Area: 1H MLS® #: 202513765
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$5,431.36**
Tax Yr: 24 Status: **Sold**
Ed Tax: **\$2,246.28** List Price: **\$649,000**
Imprv: Sell Price: **\$716,000**
Spc Lvy:
Payout: Sell Date: **06/09/2025**
DOM: 7

Remarks & Directions

Remarks: SS: June 2nd | OTP June 9th @ 5PM | Open House June 7th and 8th 12-2PM | Welcome to this spectacular 2053 sqft 2-story home by Kensington Homes, located in the prestigious Ridgewood West community. From the moment you step inside, you'll be captivated by the blend of modern design and timeless elegance. A versatile flex room near the entrance sets the tone for endless possibilities. The heart of the home is the jaw-dropping kitchen—a dream for entertainers with sleek finishes, ample storage, and effortless flow. The living room is a showstopper, featuring soaring 18-ft ceilings, abundant natural light, and a cozy fireplace that transforms any evening into an unforgettable experience. Upstairs, the massive primary suite offers a tranquil retreat with a spa-like ensuite. Two additional bedrooms provide comfort and space for family or guests. Outside, the magic continues with a beautifully landscaped backyard and a stunning composite deck—perfect for summer nights and gatherings under the stars. Nestled in the vibrant Ridgewood West, this home offers not just luxury but a lifestyle. Don't just dream it—live it!

Dir/GPS:

General Information

| General Information | | B Dev: | Unfinished | Zoning: | R1 |
|---------------------|--|----------|----------------------------|---------|----|
| Basement: | Full | # FP: | | | |
| FP Type/Fuel: | Insert/Electric | Acres: | | | |
| Lot Dim: | | Fndtion: | Concrete | | |
| Frnt Exp: | | Cnstrct: | Wood Frame | | |
| Exterior: | Composite, Stucco | Water: | Municipal/Community | | |
| Roof: | Shingle | Sewer: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl Plank | H Fuel: | Natural gas | | |
| Heating: | Forced Air | Hydro: | | | |
| Gas: | | | | | |
| Parking: | Double Attached; Dim: 22x20 | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Golf Nearby, Landscaped deck, Park/reserve, Playground Nearby, Public Transportation | | | | |
| Features: | Deck, High-Efficiency Furnace, Laundry - Second Floor, No Smoking Home, Smoke Detectors, Sump Pump | | | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|------------------------|------------|------------------|------------------------|------------|------------------|-----------------------|------------|-------------------|
| Living Room | M | 16X11.8 | Eat-In Kitchen | M | 17.7X18.8 | Two Piece Bath | M | 4.11X5.1 |
| Primary Bedroom | U | 12.6X13.7 | 4 Piece En Bath | U | 5.2X21.1 | Bedroom | U | 10.11X10.3 |
| Four Piece Bath | U | 9X4.1 | Bedroom | U | 11.3X9.2 | Office | M | 9.5X11.1 |
| | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | | |
| # Baths: | <u>0</u> | <u>1</u> | <u>0</u> | <u>1</u> | <u>0</u> | <u>0</u> | # Ensuite: | <u>0</u> |

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Property Type

27 O'Brien Crescent , Winnipeg R3R 1M5

Nghbrhd: **Westdale**
Linc #: **001R005321000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1966/Older**
New Const: **No**
RMA: **10**
Legal:
Add Lgl:

Liv Area: **171.87 M2/1,850 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **28.96 M/95 F**
Lot Area:
TBD: **4** Baths: **F2/H1**

Area: **1H** MLS® #: **202511493**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,459.57**
Tax Yr: **24** Status: **Sold**
Ed Tax: List Price: **\$529,900**
Imprv: Sell Price: **\$515,000**
Spc Lvy: Sell Date: **06/02/2025**
Payout: DOM: **13**

Remarks & Directions

Remarks: **OFFERS ANYTIME!** Welcome to this one-of-a-kind, lovingly maintained Hashimoto-built bungalow, nestled in a well-established neighborhood where homes rarely come available. Owned by the same family for 57 years, this solid home is filled with warmth, character, and space to grow. Step inside to a spacious "L"-shaped living and dining room, perfect for entertaining. The oak kitchen features a built-in stovetop and wall oven, and opens into a stunning family room with vaulted ceilings, rustic wood beams, and a cozy stone fireplace. From here, stairs lead to a charming loft space—ideal as an artist's studio, library, or reading retreat. The main floor offers a generous primary bedroom with a walk-in closet, 2-piece ensuite, and a large bow window overlooking the peaceful backyard. Three additional bedrooms and a 4-piece bathroom complete the main level. The fully finished basement provides even more living space with a cozy rec room, a massive laundry area, an abundance of storage, and a dedicated workshop. Outside, enjoy a beautifully landscaped backyard with a stone patio, garden beds, and a handy garden shed—perfect for summer relaxing or green-thumb enthusiasts.

Dir/GPS:

General Information

| | | | | |
|---------------|---|----------|----------------------------|-----------|
| Basement: | Full | B Dev: | | |
| FP Type/Fuel: | Stone/Wood | # FP: | 1 | Zoning: |
| Lot Dim: | | Acres: | | Hectares: |
| Frnt Exp: | | Survey: | | |
| Exterior: | Stucco, Wood Siding | Fndtion: | Concrete | |
| Roof: | Shingle | Cnstrct: | | |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Water: | Municipal/Community | |
| Heating: | Forced Air | Sewer: | Municipal/Community | |
| Gas: | | H Fuel: | Natural gas | |
| Parking: | Front Drive Access, No Garage, Paved Driveway | | | |
| Remodel: | | | | |
| Site Influ: | Fenced, Landscape, Landscaped patio, No Back Lane, No Through Road, Paved Street, Shopping Nearby, Public Transportation | | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Cook Top, No Pet Home, No Smoking Home, Oven built in, Patio, Sunroom, Workshop | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Storage Shed, Stove, Washer, Window Coverings | | | |
| Gds Excl: | | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | |
|------------------|-------|--------------------|--|-----------------|-------|-------------------|--|-----------------|-------|--------------------|--|
| Living Room | M | 17.58X14.33 | | Dining Room | M | 8.25X9.08 | | Eat-In Kitchen | M | 14.92X9.5 | |
| Primary Bedroom | M | 13.67X11.33 | | Bedroom | M | 11.75X8.25 | | Bedroom | M | 10.58X11.75 | |
| Bedroom | M | 9.92X6.42 | | Recreation Room | L | 18X20.33 | | Den | L | 9.92X14.42 | |
| Family Room | M | 14X17 | | Loft | U | 13.42X13 | | Laundry Room | L | 11X8 | |
| Sunroom | M | 12.58X13.42 | | 2 Piece En Bath | M | | | Four Piece Bath | M | | |
| Three Piece Bath | L | | | Workshop | L | | | | | | |

Baths: **1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 1 3PC 0 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

73 Kestrel Way , Winnipeg R3R 3Y7
 Nghbrhd: **Charleswood**
 Linc #: **001R009602840**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **2019/Older**
 New Const: **No**
 RMA: **7**
 Legal:
 Add Lgl:

Liv Area: **117.34 M²/1,263 SF**
 Fin Bsmnt: **.00 M²/ SF**
 Lot Front: **11.58 M/38 F**
 Lot Dpth: **45.11 M/148 F**
 Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **1H**
 Schl Div:
 Gross Tax: **\$4,077.28**
 Tax Yr: **24**
 Ed Tax: **\$1,671.13**
 Imprv: **\$264.10**
 Spc Lvy:
 Payout:

MLS® #: **202513014**
 Status: **Sold**
 List Price: **\$549,900**
 Sell Price: **\$565,073**
 Sell Date: **06/03/2025**
 DOM: **7**

Remarks & Directions

Remarks: **SS May 29 | Offers reviewed June 3. Nestled in the vibrant and growing community of Ridgewood West, this modern 3 bedroom, 2 bathroom, 1,263 square foot bungalow with an open-concept design is completely move-in ready. Stepping inside you are greeted by an abundance of natural light streaming through oversized triple-pane windows, perfectly complementing the 9-foot ceilings to create a bright and airy ambience. The kitchen features premium KitchenAid stainless steel appliances, a sleek tile backsplash, a large island, ample cabinetry, and a wall pantry—ideal for both daily living and entertaining. This thoughtfully designed home includes a serene primary suite with a private 3-piece ensuite and custom electric blackout blinds. Two additional bedrooms and a full bathroom complete the main floor, offering ample space for family or guests. Outside, the professionally landscaped front and backyards are sure to impress. The private South facing backyard boasts two stone patios and a wooden privacy fence—perfect for summer gatherings. Practicality meets style here featuring a double attached garage, concrete driveway, energy-efficient pot and pendant lighting, and durable vinyl plank flooring throughout.**

Dir/GPS:

General Information

| | | | | | |
|---------------|---|---------|------------------|----------|----------------------------|
| Basement: | Full | B Dev: | Insulated | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Acres: | |
| Lot Dim: | | Survey: | | Cnstrct: | |
| Frnt Exp: | N | | | Fnktion: | Concrete, Piled |
| Exterior: | Stucco | | | Water: | Municipal/Community |
| Roof: | Shingle | | | Sewer: | Municipal/Community |
| Flooring: | Vinyl Plank | | | H Fuel: | Natural gas |
| Heating: | Forced Air | | | Hydro: | |
| Gas: | | | | | |
| Parking: | Double Attached | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Low maintenance landscaped, Landscaped patio, No Back Lane, Paved Street, Playground Nearby, Private Yard | | | | |
| Features: | Air Conditioning-Central, Heat recovery ventilator, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home, Smoke Detectors, Sump Pump | | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Surveillance System, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--|------------------------|--|------------------------|------------------|
| Living Room | M 15X12.75 | Eat-In Kitchen | M 12.5X12.33 | Dining Room | M 10.83X9 |
| Primary Bedroom | M 14X12 | Bedroom | M 12.33X12 | Bedroom | M 10X9.67 |
| Foyer | M 7.25X4.5 | Four Piece Bath | M | 3 Piece En Bath | M |
| # Baths: | 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

34 Kowalsky Crescent , Winnipeg R3R 3A8

Nghbrhd: **Charleswood**
Linc #: **001R009601205**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2017/Older**
New Const: **No**
RMA: **7**
Legal: **Lot:24 Blk:2 Plan:58512**
Add Lgl:

Liv Area: **153.20 M2/1,649 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth: **42.67 M/140 F**
Lot Area: **521.37 M2/5,612 SF**

Area: **1H** MLS® #: **202507722**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,587.90**
Tax Yr: **24** Status: **Sold**
Ed Tax: List Price: **\$679,900**
Imprv: **\$278.70** Sell Price: **\$660,000**
Spc Lvy: Sell Date: **06/02/2025**
Payout: DOM: **42**

Remarks & Directions

Remarks: Welcome to 34 Kowalsky Crescent in Ridgewood West! Backing onto the Harte Trail with no rear neighbours, this 1,649 sqft home offers over 2200 sqft of living space. Step inside to a welcoming foyer with soaring ceilings and natural light pouring in. Enjoy a fantastic great room and dining room overlooking the backyard. The kitchen features maple cabinets, pantry, ss appliances and breakfast bar. Main floor laundry, 2-piece bath, and access to the oversized insulated and drywalled garage add convenience right off the front foyer. Upstairs enjoy a large primary bedroom, walk-in closet and 3-piece ensuite, two additional bedrooms and 4-piece bath complete this level. The fully finished basement offers a versatile space for a rec room, 3-piece bath, and plenty of storage. Step outside to your fully fenced and landscaped backyard, featuring a spacious deck. Bonus: Hidden storage beneath the deck for all your seasonal essentials. Plus, with direct access to the Harte Trail enjoy scenic walks or bike rides. This home is ideally located close to all levels of schools, parks and shopping with quick access to the Perimeter for easy commuting. Come and see why this is the perfect place to call home!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: |
| Frnt Exp: | SE | Fndtion: | Concrete |
| Exterior: | Brick, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Tile | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached, Front Drive Access, Garage door opener, Plug-In, Paved Driveway; Encldsd: 2 | | |
| Remodel: | Basement, Bathroom | | |
| Site Influ: | Fenced, Flat Site, Landscape, Landscaped deck, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Main Floor, Monitored Alarm, No Pet Home, No Smoking Home, Sauna, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, See remarks, Stove, TV Wall Mount, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | | Dimen | Room | L | | Dimen | Room | L | | Dimen | | | |
|------------------------|------------|-------------------|-------|------------------------|------------|----------------|------------|-------------------------|------------|------------------|------------|----------|----------|----------|
| Great Room | M | 16.7X10 | | Dining Room | M | 11X10.5 | | Kitchen | M | 13.8X9.8 | | | | |
| Foyer | M | 12.85X12.5 | | Two Piece Bath | M | 10.5X6 | | Primary Bedroom | U | 15X12.5 | | | | |
| 3 Piece En Bath | U | 9.25X4.9 | | Bedroom | U | 11.2X11 | | Bedroom | U | 13.5X9.1 | | | | |
| Four Piece Bath | U | 7.7X4.8 | | Recreation Room | B | 21.5X14 | | Three Piece Bath | B | 9.85X5.15 | | | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC | | | |
| # Baths: | 0 | 1 | | 1 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 1 | 0 | 0 | 0 |

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Property Type

51 Riverside Drive , Winnipeg R3T 0G7

Nghbrhd: **East Fort Garry**
Linc #: **003R090727000**
Type: **RD**
Use: **Year-round**
Style: **1+3/4**
Yr Built/Age: **1929/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **121.42 M2/1,307 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **13.72 M/45 F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **3** Baths: **F1/H0**

Area: **1J** MLS® #: **202513062**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$3,012.78**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,336.00** List Price: **\$379,900**
Imprv: **\$314.30** Sell Price: **\$515,000**
Spc Lvy: Sell Date: **06/03/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **SS Tues May 27, OH Sun 11:00am-1:00pm, Offers Tues June 3rd. A perfect place to start your family! For 96 years this home has stayed within the same family and was built by their grandfather in 1929. It is now time for someone new to make their own memories here. An incredible home that has been well taken care of and shows pride of ownership throughout. With all of the updates over the years, this home has still kept its unique character. A cozy sun room greets you at the main entrance, enter the living room and you will see the original hardwood floors shine, antique light fixtures, open concept dining and living room w/ two piano windows that accent the brick mantle. The light flows through the windows on all 4 sides of the main floor and into your renovated eat in kitchen. Island w/ seating, pot lights, plenty of storage, new counter tops, back splash, sink, under counter lighting and more. The 4 piece bath is bright and welcoming. The yard is one of a kind, newly fenced in, inlaid brick walkway and patio, beautiful garden and plenty of privacy. Located beside Toilers Park with views of the Red River and the BDI bridge. 2 blocks from Wildwood golf and tennis. Ask your realtor for list of upgrades**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Wood Siding | Cnstrct: | | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Single Detached | | | | |
| Remodel: | Basement, Electrical, Flooring, Furnace, Kitchen, Other remarks, Windows | | | | |
| Site Influ: | Fenced, Golf Nearby, Back Lane, Paved Lane, Playground Nearby, Shopping Nearby | | | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Hood Fan, Monitored Alarm, No Pet Home, No Smoking Home, Patio, Smoke Detectors, Sunroom | | | | |
| Gds Incl: | Alarm system, Dishwasher, Dryer, Refrigerator, Stove, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | <u>L</u> | Dimen | Room | <u>L</u> | Dimen | Room | <u>L</u> | Dimen |
|------------------------|------------|-----------------|------------------------|------------|------------------|--------------------|------------|------------------|
| Eat-In Kitchen | M | 9.6X13.2 | Living Room | M | 10.1X11.3 | Dining Room | M | 13.1X12.8 |
| Four Piece Bath | U | | Primary Bedroom | U | 13.1X10.5 | Bedroom | U | 14.3X8.7 |
| Bedroom | U | 10.1X9.1 | Sunroom | M | 10.2X7 | | | |
| # Baths: | 1PC | 0 | 2PC | 0 | 3PC | 4PC | 5PC | 6PC |
| | | | | | | | | |
| | | | # Ensuite: | 1PC | 0 | 2PC | 0 | 3PC |
| | | | | | | | | |
| | | | | | | | | |

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Property Type

10 Neptune Bay , Winnipeg R3T 0Z7

Nghbrhd: **West Fort Garry**
Linc #: **003R071279000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1963/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **128.39 M2/1,382 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.59 M/61 F**
Lot Dpth: **36.58 M/120 F**
Lot Area:

TBD: **3** Baths: **F1/H1**

Area: **1Jw** MLS® #: **202513908**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,040.78**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,585.08** List Price: **\$299,900**
Imprv: **\$423.95** Sell Price: **\$350,000**
Spc Lvy:
Payout:
DOM: **6**

Remarks & Directions

Remarks: Showings start Wed, June 4th. Offers considered Mon, June 9th. Charming Bungalow in West Fort Garry – Quiet Bay Location! Welcome to this inviting 1,382 sq ft bung nestled on a peaceful bay in the heart of West Fort Garry, one of Wpg's most sought-after family-friendly neighbourhoods. This well-maintained home offers 3 spacious bedrooms and 2 full bathrooms, providing plenty of space for a growing family or those looking to downsize without compromising on comfort. The main level features a bright, functional layout, and includes a beautiful sunroom addition at the back of the home that offers sweeping views of the park-like backyard. Surrounded by mature trees, this outdoor space is perfect for gardening, entertaining, or simply enjoying the serene setting. An oversized single garage provides ample parking and storage, and it comes complete with a screened-in gazebo attached — a perfect spot to unwind on warm evenings. A full bsmt offers endless potential for future development, while the location adds unbeatable value. Minutes from rapid transit, schools, shopping, parks, and all the amenities a family could need. This is a rare opportunity to own a beautiful home in an established, vibrant community

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|------------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | | Fndtion: | Survey: |
| Exterior: | Brick & Siding | Cnstrct: | Concrete |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Baseboard, Forced Air | H Fuel: | Electric, Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Detached; Enclsd: 1; Ttl: 4; Dim: 13 x 21 | | |
| Remodel: | | | |
| Site Influ: | Fenced, No Back Lane, No Through Road, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation, Treed Lot | | |
| Features: | Air conditioning wall unit, Air Conditioning-Central, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors, Sunroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window A/C Unit | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|------------------------------------|-----------------------|--|------------------------|--------------------|
| Eat-In Kitchen | M 13.08X8.75 | Living Room | M 16.42X12.92 | Primary Bedroom | M 13.33X11 |
| Bedroom | M 9.5X9.83 | Bedroom | M 9.83X13.25 | Dining Room | M 8.75X6.83 |
| Sunroom | M 14X14 | Den | B 14X12.25 | Recreation Room | B 12.75X25 |
| Four Piece Bath | M | Two Piece Bath | B | | |
| # Baths: | 1PC 0 2PC 1 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

1462 Mars Drive , Winnipeg R3T 1E9
 Nghbrhd: **West Fort Garry**
 Linc #: **003R071463000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1960/**
 New Const: **No**
 RMA: **5**
 Legal:
 Add Lgl:

Liv Area: **88.07 M2/948 SF**
 Fin Bsmnt:
 Lot Front: **17.68 M/58 F**
 Lot Dpth: **34.44 M/113 F**
 Lot Area:

TBD: **3** Baths: **F1/H0**

Area: **1Jw**
 Schl Div:
 Gross Tax: **\$3,907.45**
 Tax Yr: **2024**
 Ed Tax:
 Imprv: **\$362.95**
 Spc Lvy:
 Payout:

Status: **Sold**
 List Price: **\$379,000**
 Sell Price: **\$425,000**
 Sell Date: **06/04/2025**
 DOM: **8**

Remarks & Directions

Remarks: **Showings Start 4pm, May 28, Open House June 1, 1-3pm, Offers June 4. Welcome to this well-maintained bungalow in fabulous location. Nestled on a beautifully landscaped lot with mature trees, this home offers privacy and peaceful outdoor space, perfect for relaxing or entertaining. The main floor features 3 bedrooms+den ideal for a small family or downsizers or for an investment. The cozy rec room boasts a classic wood-burning fireplace—perfect for curling up on chilly evenings. Central air keeps the home comfortable year-round. Outside, you'll find a single detached heated garage, ideal for keeping your vehicle warm through the winter or setting up a handy workspace. Step out back to enjoy direct access to a scenic walking path, adding both convenience and charm to this inviting home. Whether you're a first-time buyer, investor, or someone looking for a quiet, established neighbourhood, this gem is a must-see! GREAT LOCATION ON THE SOUGHT AFTER PLANET STREETS. Updates Include Kitchen Floors'17, Garage Shingles'24, House Shingles'16, High Energy Eff. Furnace & Central Air'16, Ext Stucco Paint'21. Also includes Gazebo & TV. EXCELLENT LOCATION! EXCELLENT BUY!**

Dir/GPS: **Turn north onto Beaumont St. Turn left onto Somerville Ave and then left onto Mars Drive. House will be on your right. See you there :)**

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | Stone/Wood | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Stucco, Wood Siding | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Laminate, Wood | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Single Detached, Garage door opener, Heated, Insulated | | | | |
| Remodel: | Flooring, Furnace, Roof Coverings | | | | |
| Site Influ: | Vegetable Garden, Landscape, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation, Treed Lot | | | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No Pet Home, No Smoking Home, Workshop | | | | |
| Gds Incl: | Blinds, Dryer, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Vacuum built-in, Washer, Water Softener, Window Coverings | | | | |
| Gds Excl: | Antique Phone | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|------------------------|----------|------------------|---------------|-----------------------|----------|----------------|------------|------------------------|----------|----------------|---------------|
| Living Room | M | 12.83 | X17.5 | Eat-In Kitchen | M | 10X14.5 | | Primary Bedroom | M | 9.83 | X12.42 |
| Bedroom | M | 11.33 | X7.75 | Bedroom | M | 10X8.42 | | Four Piece Bath | M | 10X4.75 | |
| Recreation Room | B | 12.33 | X35.67 | Laundry Room | B | 10.83 | X18 | Office | B | 9.17 | X11.17 |
| Cold Room | B | 4.5X11.42 | | | | | | | | | |

| | | | | | | | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|--|-------------------|------------|------------|------------|------------|------------|------------|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 0 | 0 | 1 | 0 | 0 | | | 0 | 0 | 0 | 0 | 0 | 0 |

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Property Type

888 Kilkenny Drive , Winnipeg R3T 4G3

| | | | |
|---------------|---------------------------------|---|------------------------------|
| Nghbrhd: | Fort Richmond | Area: 1K | MLS® #: 202510101 |
| Linc #: | 003R041103000 | Schl Div: Pembina Trails (WPG 7) | |
| Type: | RD | Gross Tax: \$6,782.80 | |
| Use: | Year-round | Tax Yr: 24 | Status: Sold |
| Style: | TWO | Ed Tax: \$2,780.68 | List Price: \$890,000 |
| Yr Built/Age: | 1983/Older | Imprv: \$437.85 | Sell Price: \$886,000 |
| New Const: | No | Spc Lvy: | Sell Date: 05/25/2025 |
| RMA: | 9 | Lot Area: 1,169.46 M2/12,588 SF | DOM: 13 |
| Legal: | BDA: 4 | TBD: 4 | |
| Add Lgl: | LBP 6 15785 104/105 St N | | |

Remarks & Directions

Remarks: Nestled amongst the mature trees of The Kilkenny Forest in Fort Richmond, 888 Kilkenny Drive exudes timeless charm with its traditional character & exceptional custom built design. The curved wall & gracefully winding staircase are a nod to classic architecture, leading the eye upward in a flowing motion. The 4 generous bedrooms provide a restful retreat, each filled with natural light & thoughtful details. Wood beam accents in the family room add warmth & texture, while a grand brick fireplace serves as the heart of the living space, perfect for gathering. The home's thoughtful features include a cedar sauna, main floor laundry & double attached garage with direct basement access. Equipped with a kitchenette, high ceilings & ample living space the basement offers exceptional in-law suite potential. Just minutes from the University of Manitoba, this residence is ideally located. Set on an expansive 63x200ft lot backing on the Red River, its calming presence enhances the home's feng shui. With each detail carefully designed for both beauty & fortune, this home offers not just a place to live, but a sanctuary for good luck & flourishing opportunities.

Dir/GPS:

General Information

| | | | |
|---------------|---|-----------------------------------|-------------------|
| Basement: | Full | B Dev: Fully Finished | |
| FP Type/Fuel: | Brick Facing, Double-sided/Wood | # FP: 2 | Zoning: R1 |
| Lot Dim: | | Acres: | Hectares: |
| Frnt Exp: | W | Shape: Normal | |
| Exterior: | Brick, Stucco, Wood Siding | Survey: | |
| Roof: | Shingle | Fndtion: Concrete | |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Cnstrct: Wood Frame | |
| Heating: | Baseboard, Forced Air | Water: Municipal/Community | |
| Gas: | | Sewer: Municipal/Community | |
| Parking: | Double Attached; Enclsd: 2; Ttl: 6; Dim: 23'7" x 22' | | |
| Remodel: | | | |
| Site Influ: | Park/reserve, Paved Street, Riverfront, River View, Shopping Nearby, Treed Lot | | |
| Features: | Air Conditioning-Central, Balcony - One, Cook Top, Jetted Tub, Laundry - Main Floor, Main floor full bathroom, Monitored Alarm, Oven built in, Sauna, Sump Pump, Vacuum roughed-in | | |
| Gds Incl: | Alarm system, Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Vacuum built-in, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-----------------|------------|--------------------|------------------|------------|--------------------|-----------------|------------|--------------------|
| Living Room | M | 19.75X15.17 | Dining Room | M | 15.08X10.67 | Eat-In Kitchen | M | 15.58X13.75 |
| Family Room | M | 20.17X13.08 | Three Piece Bath | M | | Laundry Room | M | |
| Primary Bedroom | U | 23.25X11.67 | Bedroom | U | 11.67X9 | Bedroom | U | 13.92X12.75 |
| Bedroom | U | 15.92X10.5 | Six Piece Bath | U | | 3 Piece En Bath | U | |
| Recreation Room | B | 41.42X14.33 | Den | B | 9.75X9.08 | Kitchen | B | 14.33X7.33 |
| Workshop | B | 12X7.17 | Two Piece Bath | B | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC |
| | | | | 0 | 0 | 1 | 0 | 0 |

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Property Type

71 Loyola Bay , Winnipeg R3P 0T3
 Nghbrhd: **Fort Richmond**
 Linc #: **003R043060000**
 Type: **RD**
 Use: **Year-round**
 Style: **BLEVL**
 Yr Built/Age: **1968/Older**
 New Const: **No**
 RMA: **4**
 Legal:
 Add Lgl: **LBP 18 11 9326 106/8 ST N***

Area: **1K** MLS® #: **202509586**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$4,365.15**
 Tax Yr: **25** Status: **Sold**
 Ed Tax: **\$1,508.09** List Price: **\$374,900**
 Imprv: **\$403.10** Sell Price: **\$410,000**
 Spc Lvy:
 Payout:
 DOM: **8**

Remarks & Directions

Remarks: Offers reviewed evening of June 4th, 2025. Welcome to this sunny Fort Richmond bungalow, ideally located near the University of Manitoba, transit, and shopping. The updated kitchen opens to a large deck and a private, park-like yard—perfect for summer evenings and BBQ season. The second bedroom on the main floor has been reimagined as a spacious walk-in closet and allowed for a beautifully enlarged bathroom, but could easily be restored if preferred. Downstairs offers two more bedrooms, a second full bath, and great space for teens, guests, or a home office. You'll love the oversized single garage, brand new furnace (2025), and quiet location on a family-friendly street. Close to all levels of schools, public transit, grocery stores, and everyday conveniences. A smart buy in a sought-after location!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | N | Fndtion: | Concrete |
| Exterior: | Stucco, Vinyl | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Cork, Wall-to-wall carpet, Laminate | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Detached, Oversized | | |
| Remodel: | Furnace, Kitchen | | |
| Site Influ: | Fenced, Landscape, Paved Street, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation, Treed Lot | | |
| Features: | Air Conditioning-Central, Closet Organizers, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home | | |
| Gds Incl: | Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|--------------------|------------------------------------|-----------------|--|-----------------|---------------------|
| Living/Dining room | M 23.33X13.17 | Kitchen | M 10.67X8.17 | Primary Bedroom | M 10.33X13 |
| Walk-in Closet | M 12.5X9 | Recreation Room | B 20.08X15.75 | Bedroom | B 7.25X12.33 |
| Bedroom | B 8.17X10 | Laundry Room | B 8.83X9.25 | Four Piece Bath | M |
| Three Piece Bath | B | | | | |
| # Baths: | 1PC 0 2PC 0 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC | | |

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Property Type

43 Macalester Bay , Winnipeg R3T 2X6

Nghbrhd: **Fort Richmond**
Linc #: **003R044765000**
Type: **RD**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **1965/Older**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **92.90 M2/1,000 SF**
Fin Bsmnt:
Lot Front: **18.59 M/61 F**
Lot Dpth: **.00 M/ F**
Lot Area: **854.43 M2/9,197 SF**

TBD: **3** Baths: **F2/H0**Area: **1K**

Schl Div:
Gross Tax: **\$4,332.55**
Tax Yr: **2024**
Ed Tax: **\$1,653.01**
Imprv:
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$456,000**
Sell Price: **\$427,140**
Sell Date: **05/24/2025**
DOM: **39**

Remarks & Directions

Remarks: Check out this solid Bi-level home with 1985 sqft of living space. Walking distance to U of M. The kitchen has granite countertops and ceramic tile flooring. The living room has a high cathedral ceiling. Main floor features the primary bedroom and downstairs you'll find a big rec room, two good size bedrooms, and a full bathroom. You can walkout from downstairs to the back yard and garage. The yard is huge with mature trees and bushes, like your own park. The lot area is 9,197 sq feet. Windows, roofs (above the house), and most floorings replaced in 2017, 200 AMP panel done 2020. Other perks include a high efficiency furnace, single car garage with a breezeway, and a layout that works well for families or anyone who wants a bit of extra room. There are two fireplace which the owners have never used. Quick possession is available.

Dir/GPS:

General Information

Basement: **Crawl space**
FP Type/Fuel: **Brick Facing, Corner/Gas, Wood**
Lot Dim: **Shape: Irregular**
Frnt Exp: **Survey:**
Exterior: **Brick, Cedar, Stucco**
Roof: **Shingle**
Flooring: **Laminate, Tile**
Heating: **Forced Air**
Gas:
Parking: **Single Attached, Breezeway**
Remodel: **Electrical, Windows**
Site Influ: **Fenced, Landscaped patio, Private Yard, Shopping Nearby, Public Transportation**
Features: **Air Conditioning-Central, High-Efficiency Furnace**
Gds Incl: **Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer**
Gds Excl:
Rnt Eqp: **None;**

B Dev:
FP: **2**
Acres:
Fndt: **Block**
Cnstrct: **Wood Frame**
Water: **Municipal/Community**
Sewer: **Municipal/Community**
H Fuel: **Natural gas**
Hydro:

Zoning: **R1**
Hectares:

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|------------------------|------------|--------------------|------------|------------------------|------------|-------------------|-------|-------------------------|------------|-----------------|------------|
| Living Room | M | 12X18 | | Kitchen | M | 11.08X8.83 | | Dining Room | M | 12X11.25 | |
| Primary Bedroom | M | 14.5X12.92 | | Bedroom | L | 11.42X8 | | Bedroom | L | 14.08X9 | |
| Recreation Room | L | 25.83X14.67 | | Four Piece Bath | L | | | Three Piece Bath | U | | |
| # Baths: | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | | # Ensuite: | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> |
| | 0 | 0 | 1 | 1 | 0 | 0 | | | 0 | 0 | 0 |
| | | | | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

71 Bryn Mawr Road , Winnipeg R3T 3K3

Nghbrhd: **Fort Richmond**
Linc #: **003R043245000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1972/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **99.22 M2/1,068 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **20.12 M/66 F**
Lot Dpth: **35.05 M/115 F**
Lot Area: **710.15 M2/7,644 SF**
TBD: **4** Baths: **F2/H1**

Area: **1K** MLS® #: **202510809**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,110.94**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,621.31** List Price: **\$499,000**
Imprv:
Spc Lvy:
Payout:
DOM: **13**
Sell Price: **\$486,500**
Sell Date: **05/27/2025**

Remarks & Directions

Remarks: **SS now, Offer anytime. Wlcm to this extensively updated gem in the heart of Fort Richmond! This beautifully renovated home features 3 spacious bedrooms & a modern full bathroom upstairs. The main floor boasts a brand-new kitchen with stunning quartz countertops and new stainless steel appliances, along with a fully upgraded washroom and a bright, oversized living room perfect for entertaining. Enjoy gleaming hardwood floors throughout the main level, adding warmth and elegance to the space. The separate entrance leads to a fully finished basement, offering extra living space. Downstairs includes a large living area with a kitchenette, an office, a bedroom, and a full 4-piece bathroom — all newly built and designed for comfort and style. Outside, you'll find a large yard, an INSULATED garage, and a cozy sunroom to enjoy. This move-in-ready home offers the perfect blend of style, functionality, and location. Don't miss your chance to own this fantastic property in a sought-after neighborhood! All measurements are +/- Jogs. No PDS as owner never lived. Shingles (2011), HWT & Furnace (2022). Basement, Appliances (2025)**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Brick, Stucco, Wood Siding | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | None | | |
| Flooring: | Vinyl Plank, Wood | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Single Detached; Dim: 24X16 | | | | |
| Remodel: | Basement, Bathroom, Electrical, Flooring, Garage, Insulation, Kitchen, Plumbing | | | | |
| Site Influ: | Fenced, Low maintenance landscaped, Landscape, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Sunroom | | | | |
| Gds Incl: | Dishwasher, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Window Coverings | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | | Dimen | Room | | Dimen | Room | | Dimen |
|------------------------|------------|--------------------|-----------------------|------------|----------------|------------------------|------------|-------------------|
| Primary Bedroom | M | 10.33X11.83 | Bedroom | M | 11.25X9 | Bedroom | M | 10.17X9.67 |
| Bedroom | B | 11.5X9.92 | Den | B | 10X9.5 | Living Room | M | 15X11 |
| Dining Room | M | 9.83X9 | Sunroom | M | | Four Piece Bath | M | |
| Four Piece Bath | B | | Two Piece Bath | B | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 1 | 0 | 2 | 0 | 0 | # Ensuite: | 0 |
| | | | | | | | | |

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Property Type

84 Agassiz Drive , Winnipeg R3T 2K7
 Nghbrhd: **University Heights**
 Linc #: **003R053708000**
 Type: **RD** Liv Area: **154.22 M²/1,660 SF**
 Use: **Year-round** Fin Bsmnt: **46.92 M²/505 SF**
 Style: **BNG** Lot Front: **18.29 M/60 F**
 Yr Built/Age: **1962/Older** Lot Dpth: **35.05 M/115 F**
 New Const: **No** Lot Area:
 RMA: **9** TBD: **5** Baths: **F3/H0**
 Legal:
 Add Lgl:

Area: **1K** MLS® #: **202510773**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$5,126.18**
 Tax Yr: **24** Status: **Sold**
 Ed Tax: **\$2,051.55** List Price: **\$499,000**
 Imprv:
 Spc Lvy:
 Payout:
 Sell Price: **\$575,000**
 Sell Date: **05/29/2025**
 DOM: **10**

Remarks & Directions

Remarks: *SS May 21. OTP May 29* Welcome to 84 Agassiz Drive, tucked away on a quiet street, this meticulously maintained bungalow is a truly special find. Lovingly cared for and thoughtfully updated over the years, it offers a rare blend of character, warmth and timeless charm that's hard to come by. Built in 1962 and filled with natural light from oversized windows and a skylight in the entryway, this home is both inviting and bright. The main floor features beautiful maple hardwoods, living room with a high-efficiency wood-burning fireplace, open concept kitchen, dining room and a cozy sunroom that brings the outdoors in. 3 bedrooms on the main, the primary has a walk-in closet and full ensuite bathroom. Downstairs, you'll find 2 additional bedrooms, a full bath, and flexible space for guests, hobbies, or a home office. Step outside to a stunning backyard with no rear neighbours. The beautifully landscaped yard features a pond, a bridge, lush gardens, and a peaceful atmosphere. An attached garage adds even more comfort and function to this exceptional home. This is a rare opportunity to own something truly special in one of the city's most desirable areas.

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | S | Survey: | Hectares: |
| Exterior: | Stucco | Fndtion: | Concrete |
| Roof: | Tar & Gravel | Cnstrct: | Wood Frame |
| Flooring: | Cork, Laminate, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Attached; Enclsd: 2; Ttl: 4; Dim: 18'x20' | | |
| Remodel: | | | |
| Site Influ: | Landscape, No Back Lane, Park/reserve, Playground Nearby, Shopping Nearby, Public Transportation, View Accessibility Access, Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Oven built in, Skylight, Sump Pump, Sunroom | | |
| Features: | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | Stained glass. Some plants/perennials | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--|-------------------------|--|------------------------|----------------------|
| Foyer | M 9.95X7.28 | Living Room | M 18.27X15 | Kitchen | M 13.46X10.11 |
| Dining Room | M 13.53X8.17 | Sunroom | M 12X13 | Bedroom | M 13.62X9.33 |
| Bedroom | M 13.82X9.33 | Four Piece Bath | M | Primary Bedroom | M 19.19X12.64 |
| 3 Piece En Bath | M | Walk-in Closet | M 6.4X5 | Recreation Room | B 19.51X16.97 |
| Bedroom | B 17.78X16.98 | Bedroom | B 12.1X10.75 | Utility Room | B 17.46X13.25 |
| Workshop | B 13.39X11 | Three Piece Bath | B | | |
| # Baths: | 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | |

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Property Type

51 Prestwood Place , Winnipeg R3T 4Y9

Nghbrhd: **Fort Richmond**
Linc #: **003R041221500**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1981/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **171.31 M2/1,844 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **16.46 M/54 F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **3** Baths: **F1/H1**

Area: **1K**

Schl Div:
Gross Tax: **\$4,544.00**
Tax Yr: **2025**
Ed Tax: **\$1,897.51**
Imprv: **\$379.51**
Spc Lvy: **\$379.51**
Payout:

MLS® #: **202512899**

Status: **Sold**
List Price: **\$469,900**
Sell Price: **\$469,900**
Sell Date: **06/01/2025**
DOM: **10**

Remarks & Directions

Remarks: **Great location in Fort Richmond on a cul-de-sac off prestigious Kilkenny Drive just a short drive from the U of M. This well maintained custom built 2 storey features a large kitchen overlooking the landscaped backyard, a spacious living room with an adjacent dining room with plenty of space for entertaining. The upper level features 3 bedrooms, a 4 piece bathroom, and a sitting area leading to a large second storey patio. The yard is fully landscaped featuring a sitting area with fire pit, numerous perennials and a variety of trees. For parking there is an attached single car garage and room on the front drive for extra parking. Many upgrades including roof, flashing and gutters protectors 2024, HRV 2022, furnace 2022, 4 piece bathroom reno with quartz countertop, undermount sink, new shower/tub and new faucets 2023, kitchen reno with walnut countertop 2023, 2 piece bathroom with quartz countertop 2023 and new living room window 2024. All measurement +/- jogs.**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Crawl space | B Dev: | |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Survey: | |
| Exterior: | Stucco, Wood Shingle | Fndtion: | Piled |
| Roof: | See remarks | Cnstrct: | |
| Flooring: | Tile, Wood | Water: | Municipal/Community |
| Heating: | Baseboard, Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Electric |
| Parking: | Single Attached, Front Drive Access | Hydro: | |
| Remodel: | Bathroom, Furnace, Kitchen, Roof Coverings, Windows | | |
| Site Influ: | Fenced, Fruit Trees/Shrubs, Landscape, Shopping Nearby, Treed Lot | | |
| Features: | No Pet Home, No Smoking Home | | |
| Gds Incl: | Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | U | L | Dimen | Room | M | L | Dimen | Room | U | L | Dimen |
|------------------------|------------|-------------------|-------|-----------------------|------------|--------------------|------------|------------------------|------------|--------------------|------------|
| Primary Bedroom | U | 18X11 | | Two Piece Bath | M | | | Four Piece Bath | U | | |
| Bedroom | U | 12.17X9.42 | | Bedroom | U | 12.17X9 | | Kitchen | M | 15.58X14.67 | |
| Living Room | M | 14.75X14.5 | | Dining Room | M | 14.75X10.83 | | Loft | U | 10X9.33 | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC |
| # Baths: | 0 | 1 | | 0 | 1 | | | # Ensuite: | 0 | 0 | 0 |
| | | | | | | | | | 0 | 0 | 0 |

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Property Type

62 Lakeglen Drive , Winnipeg R3T 4N5

Nghbrhd: **Waverley Heights**
Linc #: **003R067855500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1977/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **122.07 M2/1,314 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **19.81 M/65 F**
Lot Dpth: **45.72 M/150 F**
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **1L** MLS® #: **202509800**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,064.00**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,757.17** List Price: **\$524,900**
Imprv:
Spc Lvy:
Payout:
Sell Price: **\$525,000**
Sell Date: **05/31/2025**
DOM: **12**

Remarks & Directions

Remarks: Offers are reviewed within 24 hours of being received. Sellers are in opposite time zones. AN INCREDIBLE HOME! 1314 sq ft OF STYLISH, SPACIOUS living area upstairs with a FULLY FINISHED BASEMENT! No disappointments here, this home shows as pictured. HIGH QUALITY MATERIALS such as MAPLE HARDWOOD & DURA-CERAMIC tile will make you smile each time you come home - and will impress your guests, too! No open concept means business in the front & party in the back - a great way to live. In the summer months, your dining area can spill into your beautiful park-like yard featuring mature trees, multiple patios, and space for activities! The CUSTOM KITCHEN includes beautiful quartz countertops, marble backsplash & newer stainless steel appliances. The basement includes a rec room with dry bar, an office/bonus room, tons of storage & a 3rd full bath. Adding another bedroom should be easy, if needed. ALL THE LARGE FURNITURE IS NEGOTIABLE (personal and decorative items are excluded)! Newer roof, furnace, HWT, central air & windows - big bills should be years away. CALL TODAY TO MAKE IT YOURS!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Stone/Wood | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stone, Stucco, Wood Siding | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Enclsd: 2; Ttl: 7 | | |
| Remodel: | Electrical, Flooring, Furnace, Kitchen, Windows | | |
| Site Influ: | Fenced, Landscaped patio, Playground Nearby, Private Setting, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood Fan, Microwave built in | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | None; | | |
| Rnt Eqp: | | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|------------------------|----------|--------------------|-------------------------|----------|--------------------|------------------------|----------|-----------------|
| Living Room | M | 14.33X18 | Primary Bedroom | M | 12.92X12.58 | Recreation Room | B | 13X17.25 |
| Laundry Room | B | 13X18 | Three Piece Bath | B | | Kitchen | M | 11.25X12 |
| Bedroom | M | 9X10.67 | Game Room | B | 12.58X19.58 | 2 Piece En Bath | B | |
| Dining Room | M | 14.75X10.83 | Bedroom | M | 9.67X10.67 | Office | B | 12X12.83 |
| Four Piece Bath | M | | | | | | | |

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 1 3PC 0 4PC 0 5PC 0 6PC**

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66 Lake Albrin Bay , Winnipeg R3T 4S7
Nghbrhd: **Waverley Heights**
Linc #: **003R064420300**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1978/**
New Const: **No**
RMA: **6** BDA: **3**
Legal:
Add Lgl:

Area: **1L** MLS® #: **202512940**
Schl Div: **Gross Tax: \$4,061.08**
Tax Yr: 24 Status: Sold
Ed Tax: \$1,612.25 List Price: \$429,900
Imprv: Sell Price: \$555,000
Spc Lvy: Sell Date: 06/03/2025
Payout: DOM: 7

Remarks & Directions

Remarks: Offers Tues June 3.Welcome to 66 Lake Albrin Bay, a perfect blend of comfort, space & nature! Updated 3-bedroom bungalow w/finished basement & HUGE backyard checks all the boxes.Tucked in a quiet bay, this home backs onto green space, walking trails, & is steps from Lake Albrin Park. Inside, find a warm, welcoming layout w/modern finishes throughout. Main floor has 3 bedrooms, 4-pce bath, & living room bathed in natural light. You'll love the convenience of kitchen & adjacent dining room accessing backyard deck! Fully finished lower level has spa-like 5-pce bath, cozy rec room, & ideal work-at-home den. Well-insulated basement is comfy & cozy year-round, & private basement entry from backyard adds flexibility. Updated PVC windows, shingles, & new (2024) H/E furnace bring peace of mind. Amazing deck & gazebo make summer evenings at home feel like a retreat.This walkable neighbourhood boasts 2 elementary schools, a middle school, & community centre w/ice rinks in winter & splash pad/playground in summer. Plus, enjoy access to scenic lakes & trails woven throughout the community. Whether you're hosting family BBQ's, or exploring the natural spaces, this home is designed for comfort, & easy living!

Dir/GPS:

General Information

| General Information | | | | | |
|---------------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | 0 | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | E | Fndtn: | Concrete | | |
| Exterior: | Stucco, Wood Siding | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Tile, Vinyl, Wood | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Front Drive Access, Plug-In, Paved Driveway; Encld: 0; Ttl: 4 | | | | |
| Remodel: | Basement, Bathroom, Flooring, Furnace, Insulation, Kitchen, Roof Coverings, Windows | | | | |
| Site Influ: | Fenced, Flat Site, No Back Lane, Park/reserve, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Jetted Tub, Main floor full bathroom, No Pet Home, No Smoking Home, Patio, Smoke Detectors | | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer | | | | |
| Gds Excl: | Electric fireplace, hot tub (negotiable), see supplement | | | | |
| Rnt Eap: | None; | | | | |

Approximate Room Dimensions

| <u>Room</u> | | <u>L</u> | <u>Dimen</u> | <u>Room</u> | | <u>L</u> | <u>Dimen</u> | <u>Room</u> | | <u>L</u> | <u>Dimen</u> |
|------------------------|-----|--------------------|--------------|------------------------|-----|--------------------|--------------|---------------------|-----|-------------------|--------------|
| Living Room | M | 16.42X13.42 | | Dining Room | M | 8.92X13.42 | | Kitchen | M | 12.25X9.42 | |
| Primary Bedroom | M | 12X13.5 | | Bedroom | M | 9.33X8.92 | | Bedroom | M | 8.67X10.17 | |
| Den | B | 9.5X9.33 | | Recreation Room | B | 18.17X18.83 | | Laundry Room | B | 9.33X12.25 | |
| Four Piece Bath | M | | | Five Piece Bath | B | | | | | | |
| 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| # Baths: | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

55 Simsbury Place , Winnipeg R3P 2H4

Nghbrhd: **Linden Woods**
Linc #: **010R000282200**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1993/Older**
New Const: **No**
RMA: **8**
Legal:
Add Lgl:

Liv Area: **206.06 M2/2,218 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.85 M/52 F**
Lot Dpth: **34.75 M/114 F**
Lot Area: **554.45 M2/5,968 SF**
TBD: **5** Baths: **F3/H1**

Area: **1M** MLS® #: **202509101**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$6,200.00**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,558.77** List Price: **\$788,000**
Imprv:
Spc Lvy:
Payout:
DOM: **19**
Sell Price: **\$770,000**
Sell Date: **05/31/2025**

Remarks & Directions

Remarks: Offer presented the same evening as received! Located on a quiet street, this 2,218 sq ft 5 bedroom, 3.5-bath home offers space, comfort, and style. Featuring a stunning curved staircase, soaring ceilings, and a bright open layout with formal living/dining rooms, a large eat-in kitchen (Kitchen Craft Renovated in 2020) equipped with lots of cabinetry storage and quartz counter tops, high end stainless steel appliances and a cozy family room with gas fireplace. Upstairs includes 4 spacious bedrooms, including a generous primary suite with a jetted tub ensuite. Enjoy convenient main floor laundry, powder room, and access to a private backyard through garden doors. Fully finished basement in 2020 offers a bonus bedroom and a full bathroom, provide extra gym/recreation space and storage space! Updates: shingles (2023), HWT (2025), lighting (2020), blinds (2023), paint throughout (2020), front path 2020, underground sprinklers. Fantastic location — steps to K-8 school, trails, parks, and minutes from Costco, IKEA, and more. Call to schedule your private showing today!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing, Glass Door/Gas | # FP: | 1 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fnndl: | Concrete |
| Exterior: | Brick, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Vinyl Plank, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Encld: 2 | | |
| Remodel: | Kitchen | | |
| Site Influ: | Fenced, Landscape, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation, View | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted Tub, Laundry - Main Floor, No Pet Home, No Smoking Home, Smoke Detectors, Sprinkler System-Underground, Sump Pump, Vacuum roughed-in | | |
| Gds Incl: | Alarm system, Blinds, Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Stove, Washer, Water Softener | | |
| Gds Excl: | none | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-----------------|---|--------------------|-----------------|---|--------------------|-----------------|---|--------------------|
| Den | M | 11.63X13.69 | Kitchen | M | 13.67X10.04 | Great Room | M | 12.92X19.01 |
| Dining Room | M | 13.27X9.89 | Two Piece Bath | M | 4.88X4.92 | Primary Bedroom | U | 11.68X19.49 |
| 5 Piece En Bath | U | 13.98X11.68 | Bedroom | U | 11.7X10.29 | Bedroom | U | 11.71X12.36 |
| Bedroom | U | 13.08X11.45 | Four Piece Bath | U | 7.91X4.94 | Recreation Room | B | 12.26X19.62 |
| Bedroom | B | 8.72X16.45 | Four Piece Bath | B | 8X5.69 | | | |

Baths: **1PC 0 2PC 1 3PC 0 4PC 2 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 1 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

31 Foxmeadow Drive , Winnipeg R3P 1S5

| | | | |
|---------------|----------------------|---|------------------------------|
| Nghbrhd: | Linden Woods | Area: 1M | MLS® #: 202511677 |
| Linc #: | 010R006299600 | Schl Div: Pembina Trails (WPG 7) | Gross Tax: \$5,276.73 |
| Type: | RD | Tax Yr: 24 | Status: Sold |
| Use: | Year-round | Ed Tax: | List Price: \$639,900 |
| Style: | TWO | Imprv: \$347.50 | Sell Price: \$630,000 |
| Yr Built/Age: | 1986/Older | Spc Lvy: | Sell Date: 06/05/2025 |
| New Const: | No | Payout: | DOM: 14 |
| RMA: | 7 | BDA: 3 | |
| Legal: | | TBD: 3 | |
| Add Lgl: | | Baths: F3/H1 | |

Remarks & Directions

Remarks: **S/S Sat. May 24, O>T>P> reviewed Fri May 30. Absolute gem on Candy Cane Lane extensively renovated in last few years. 2025 New patio doors, living room,dining room and kitchen windows. Other windows in home were upgraded previous pvc. Maple hardwood floors throughout main and second floor and stairs all refinished. Basement has all newly installed luxury vinyl plank flooring 8.5 mil. Popcorn ceiling removed & interior painted throughout. all new plumbing faucets and most lighting fixtures. New soffits and fascia. Driveway was also lifted. New stove, LG washer & dryer thin Q line. In 2024 new front stucco applied and complete exterior paint. 2023 new lennox high efficient furnace, hot water tank and sump pump. 2017 shingles were replaced. Modern kitchen with solid maple cabinetry and granite countertops. Fenced rear yard with large deck. Fully developed & finished basement has an office, den, rec room area and 3 piece bathroom. This beautiful home has vaulted ceiling & is ready to move in and waiting for a nice family to spread out and enjoy all the nice features it has like a jacuzzi tub to relax in or sunken family room to sit and relax in.**

Dir/GPS:

General Information

| | | | |
|---------------|--|-----------------------------------|-----------|
| Basement: | Full | B Dev: Fully Finished | Zoning: |
| FP Type/Fuel: | Insert/Electric | # FP: | Hectares: |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: Concrete | |
| Exterior: | Brick, Stucco | Cnstrct: Wood Frame | |
| Roof: | Shingle | Water: Municipal/Community | |
| Flooring: | Tile, Vinyl Plank, Wood | Sewer: Municipal/Community | |
| Heating: | Forced Air | H Fuel: Natural gas | |
| Gas: | | Hydro: | |
| Parking: | Double Attached, Front Drive Access, Garage door opener, Paved Driveway | | |
| Remodel: | Flooring, Furnace, Other remarks, Windows | | |
| Site Influ: | Fenced, Landscaped deck, No Back Lane, Paved Street, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted Tub, Laundry - Main Floor, No Pet Home, No Smoking Home, Sump Pump, Vacuum roughed-in | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|----------------------|------------------------|--------------------|-------------------------|---------------------|
| Living Room | M 12.5X12.5 | Dining Room | M 12X11 | Eat-In Kitchen | M 10X10 |
| Family Room | M 15.75X12.25 | Primary Bedroom | U 13.5X10.5 | Bedroom | U 10.75X11.5 |
| Bedroom | U 9X8.83 | Den | B 14X12 | Computer Room | B 11X7.75 |
| Recreation Room | B 21X10 | Four Piece Bath | U | Three Piece Bath | B |
| Two Piece Bath | M | 4 Piece En Bath | U | | |

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

99 Duncan Norrie Drive , Winnipeg R3P 2K2

Nghbrhd: **Linden Woods**
Linc #: **010R000772000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1996/Older**
New Const: **No**
RMA: **10**
Legal:
Add Lgl:

Liv Area: **205.78 M2/2,215 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **16.76 M/55 F**
Lot Dpth: **40.23 M/132 F**
Lot Area:

TBD: **5** Baths: **F2/H1**

Area: **1M** MLS® #: **202512736**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$7,747.00**
Tax Yr: **2025** Status: **Sold**
Ed Tax: **\$2,848.62** List Price: **\$689,900**
Imprv: Sell Price: **\$781,500**
Spc Lvy: Sell Date: **06/03/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **S/S Wed, May. 28th, OTP Tues, June. 3rd eve. ** Welcome home to this beautifully maintained 2200 sq.ft. two-storey, in the heart of Lindenwoods. With majestic parks, amazing schools and close to a variety of shopping, it's easy to see why so many want to call this neighbourhood home! Entering the home you'll immediately notice the abundance of natural light accompanied by the 16' vaulted ceilings in the front living/dining room. The expansive eat-in kitchen offers plenty of counter space and storage. As you step down into the family room, you will be in awe at the inviting gas fireplace and mantle. Upstairs you'll find 3 large bedrooms and a full bathroom. The primary suite includes a full ensuite and well appointed walk-in. Flex space perfect for a study nook completes the level. In the basement, there is a gym area, rec room and two bonus areas. In addition, the mechanical room has plenty of storage space and room for a workshop. Take time to relax in the expansive three season sun-room at the back of the home. Totally enclosed and offering scenic views of the back yard, complete with updated flooring. You're gonna love it!**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | Tile Facing/Gas | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Survey: | | | |
| Exterior: | Brick, Stucco | Fndtion: | Concrete | | |
| Roof: | Shingle | Cnstrct: | | | |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Water: | Municipal/Community | | |
| Heating: | Forced Air | Sewer: | Municipal/Community | | |
| Gas: | | H Fuel: | Natural gas | | |
| Parking: | Double Attached; Enclsd: 2; Ttl: 6; Dim: 18.9x21.4 | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Landscape, No Back Lane, Paved Street, Shopping Nearby | | | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Furnace, Laundry - Main Floor, Smoke Detectors, Sump Pump, Sunroom | | | | |
| Gds Incl: | Alarm system, Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer | | | | |
| Gds Excl: | Kayak storage rack in garage | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|---|----------------------|---|----------------------|------------------------|----------------------|
| Primary Bedroom | U 12.92X13.92 | Walk-in Closet | U 5.17X10.17 | 4 Piece En Bath | U |
| Four Piece Bath | U | Bedroom | U 10.42X11 | Bedroom | U 12.25X10.83 |
| Living Room | M 13.67X11.92 | Dining Room | M 17.25X8.83 | Eat-In Kitchen | M 19.5X11.08 |
| Family Room | M 11.83X16.92 | Laundry Room | M 10.83X9.75 | Bedroom | M 10.08X12.08 |
| Two Piece Bath | M | Gym | B 10.42X16.58 | Recreation Room | B 12.42X16.75 |
| Playroom | B 10.92X22.33 | Bedroom | B 11X11.83 | Utility Room | B 11.83X21 |
| # Baths: 1PC 0 2PC 1 3PC 4PC 5PC 6PC | | # Ensuite: 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0 | | | |

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Property Type

10 Hidden Ridge Cove , Winnipeg R3Y 1X1

Nghbrhd: **Linden Ridge**
Linc #: **003R091160300**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **2004/Older**
New Const: **No**
RMA: **10** BDA: **3** TBD: **3** Baths: **F2/H0**
Legal: **Lot:23 Blk:3 Plan:40599**
Add Lgl:

Area: **1M** MLS® #: **202509705**
Schl Div: **Gross Tax: \$6,913.02**
Tax Yr: **24** Status: **Sold**
Fin Bsmnt: **.00 M2/ SF** Ed Tax: **\$2,803.33** List Price: **\$749,900**
Lot Front: **.00 M/ F** Imprv: **\$516.39** Sell Price: **\$740,000**
Lot Dpth: **.00 M/ F** Spc Lvy: Sell Date: **06/01/2025**
Lot Area: Payout: DOM: **19**

Remarks & Directions

Remarks: Welcome to this beautiful 1983 sqft bungalow with timeless design & exceptional comfort in one of Winnipeg's prestigious neighbourhoods. Built by Huntington Homes, this 3-bedroom, 2-bathroom home features a spacious, bright, open-concept layout with built in speaker system throughout, a gas fireplace, a formal dining room and an inviting eat-in kitchen—perfect for entertaining and everyday living. The kitchen is a chef's dream complete with double wall ovens, 5-burner gas range, and counter space for prep and presentation. Off the kitchen into the backyard there's a covered deck and a fully fenced backyard. The main floor features laundry in mudroom through the 24x24 double attached garage, a bright large living area, with built in shelving. The sprawling, unfinished basement boasts 10-foot ceilings (8' from beam to subfloor & 2' beneath subfloor), steel beam construction, subfloor and egress windows, offering endless possibilities to expand your living space with an ultimate home gym, multi-media room or more bedrooms. Premium bungalow in a family-friendly, amenity-rich community, upgrades include HWT & Garage Door Opener '24; Roof '23; Central A/C, Sump Pump & Alarm Upgrade '22 and HE Furnace '17.

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------------|
| Basement: | Full | B Dev: | Unfinished |
| FP Type/Fuel: | Tile Facing/Gas | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | N | Fndtn: | Concrete, Piled |
| Exterior: | Stucco | Cnstrct: | Other/remarks, Wood Frame |
| Roof: | Wood/shingles | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Enclsd: 2; Ttl: 4; Dim: 24x24 | | |
| Remodel: | Furnace, Other remarks, Roof Coverings | | |
| Site Influ: | Cul-De-Sac | | |
| Features: | Air Conditioning-Central, Garburator, High-Efficiency Furnace, Laundry - Main Floor, Oven built in, Structural wood basement floor, Sump Pump, Wall unit built-in | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, See remarks, Stoves - Two, Washer, Window Coverings | | |
| Gds Excl: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | |
|------------------------|----------|--------------------|--|------------------------|----------|-------------------|--|------------------------|----------|------------------|--|
| Living Room | M | 18X15 | | Dining Room | M | 13X12.5 | | Kitchen | M | 12.25X11 | |
| Eat-In Kitchen | M | 1.33X9.33 | | Foyer | M | 8X10 | | Mudroom | M | 8.25X7.58 | |
| Primary Bedroom | M | 14.92X12.67 | | 3 Piece En Bath | M | | | Walk-in Closet | M | 7.67X6.17 | |
| Bedroom | M | 11.83X9.92 | | Bedroom | M | 13.75X9.92 | | Four Piece Bath | M | | |
| | B | 47X41 | | | | | | | | | |

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC**

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Property Type

171 Southbend Crescent , Winnipeg R3Y 1K6

Nghbrhd: Whyte Ridge
Linc #: 003R065294400
Type: RD
Use: Year-round
Style: TWO
Yr Built/Age: 1990/Older
New Const: No
RMA: 11
Legal:
Add Lgl:

Liv Area: 173.73 M²/1,870 SF
Fin Bsmnt: .00 M²/ SF
Lot Front: 15.24 M/50 F
Lot Dpth: 33.53 M/110 F
Lot Area:

TBD: 4 Baths: F3/H0

Area: 1P MLS® #: 202511547
Schl Div: Pembina Trails (WPG 7)
Gross Tax: \$5,302.16
Tax Yr: 24 Status: Sold
Ed Tax:
Imprv: \$341.94 List Price: \$584,900
Spc Lvy:
Payout:
Sell Price: \$592,000
Sell Date: 05/28/2025
DOM: 6

Remarks & Directions

Remarks: SS NOW W/ OFFERS Reviewed (eve) Wed May 28th OH SAT & SUN 1-3 Welcome Home to Whyte Ridge! This could be your "buy now, stay for a lifetime" home, offering great schools steps away, convenient shopping & walking/bike paths. This spectacular move-in-ready 2-story home spans 1870sq ft w/ 4 spacious bedrooms & 3 baths. Open concept living rm & formal dining area w/ vaulted ceilings & natural light from oversized windows create an inviting atmosphere. Premium laminate flooring throughout creates a unified, modern feel. Stunning renovated kitchen boasts gleaming quartz surfaces, elegant backsplash, a stylish island & quality SS appls. Enjoy outdoor living on the expansive 2-tier composite deck w/ fully fenced yard. Main level features cozy family rm w/ gas fireplace, main flr bedroom, 3pc bath, convenient laundry w/ direct gar access. Upstairs discover generous primary suite w/ 4pc ensuite & walk-in closet, complemented by 2 add'l bdrm & a 4pc bath. Versatile lower level includes recreation area, dedicated media space & flexible office/fitness room w/ abundant storage. Add'l features throughout the years patio door, shingles, HEF, A/C & modern gar door + much more! Come for a tour, stay for a lifetime!

Dir/GPS: Take Scurfield Blvd just pass the school turn left at Columbia Drive (stop sign). Take the next right at Westmoreland Road than a left at Southbend Crescent. Welcome Home.

General Information

| | | | |
|---------------|--|----------|---------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing/Gas | # FP: | Zoning: R1 |
| Lot Dim: | E | Acres: | Hectares: |
| Frnt Exp: | Brick & Siding, Stucco | Fnction: | Concrete |
| Exterior: | Shingle | Cnstrct: | Wood Frame |
| Roof: | Wall-to-wall carpet, Laminate, Vinyl Plank | Water: | Municipal/Community |
| Flooring: | Forced Air | Sewer: | Municipal/Community |
| Heating: | | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Enclsd: 2; Ttl: 6; Dim: 20x20 | | |
| Remodel: | Flooring, Furnace, Kitchen, Other remarks, Roof Coverings | | |
| Site Influ: | Fenced, Low maintenance landscaped, Landscaped deck, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Closet Organizers, Deck, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------|--|-----------------|--|-----------------|---------------|
| Foyer | M 4.92X9.92 | Living Room | M 13.75X14.17 | Dining Room | M 15.92X14.17 |
| Eat-In Kitchen | M 14.17X14.17 | Family Room | M 14.25X18.58 | Bedroom | M 9.58X9.67 |
| Three Piece Bath | M 4.92X5.08 | Laundry Room | M 5.75X8.42 | Primary Bedroom | U 12.83X13.2 |
| 4 Piece En Bath | U 4.92X7.67 | Walk-in Closet | U 4.92X4.75 | Bedroom | U 9.17X11.08 |
| Bedroom | U 8.92X14.33 | Recreation Room | B 13.08X23.08 | Media Room | B 18.08X9.5 |
| Den | B 11.42X12 | Utility Room | B 22.33X18.25 | Four Piece Bath | U |
| # Baths: | 1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0 | | |

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Property Type

147 Southbend Crescent , Winnipeg R3Y 1K8

Nghbrhd: **Whyte Ridge**
Linc #: **003R065295600**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1989/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **120.12 M2/1,293 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **14.02 M/46 F**
Lot Dpth: **33.53 M/110 F**
Lot Area: **470.37 M2/5,063 SF**

TBD: **3** Baths: **F2/H1**

Area: **1P** MLS® #: **202510936**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,702.10**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,956.44** List Price: **\$498,900**
Imprv: **\$320.57** Sell Price: **\$525,000**
Spc Lvy: Sell Date: **06/03/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **Showing starts now. Offers presented on June 3, evening. Open House Sat & Sun, 2-4pm | Located in a quiet, well-established pocket of Whyte Ridge, 147 Southbend offers comfort, space, and a location you'll love—just steps from Whyte Ridge Elementary. Step inside to a welcoming open-concept living and dining area that connects to a bright kitchen with patio doors leading to the landscaped deck and yard. Down the hall, you'll find three comfortable bedrooms and two full bathrooms. The primary bedroom includes a generous closet and a private 3-piece ensuite for added comfort. The finished basement adds even more space to enjoy, with a cozy family area featuring a wet bar, games room with a full pool table, large den (ideal as a 4th bedroom), laundry, utility room, and a handy half bath. This solid home is clean and well cared for and surrounded by great neighbours in one of Winnipeg's most family-friendly communities. Close to HGI Middle School, Costco, and everyday conveniences. Some interior updates could make this gem shine even more. Great potential in a great location—come take a look!**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Survey: | | | |
| Exterior: | Stone, Stucco | Fndtion: | Concrete | | |
| Roof: | Shingle | Cnstrct: | Wood Frame | | |
| Flooring: | Wall-to-wall carpet, Laminate | Water: | Municipal/Community | | |
| Heating: | Forced Air | Sewer: | Municipal/Community | | |
| Gas: | | H Fuel: | Natural gas | | |
| Parking: | Double Attached | Hydro: | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Landscaped deck, No Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home, Smoke Detectors, Sump Pump | | | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings | | | | |
| Gds Excl: | None; | | | | |
| Rnt Eqp: | | | | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|------------------------|----------|--------------------|------------------------|----------|-------------------|------------------------|----------|--------------------|
| Living Room | M | 14.67X15.58 | Dining Room | M | 16.17X8.92 | Eat-In Kitchen | M | 14.25X12.92 |
| Primary Bedroom | M | 12.17X13.17 | 3 Piece En Bath | M | | Bedroom | M | 8.67X11.58 |
| Bedroom | M | 9.25X9.75 | Four Piece Bath | M | | Recreation Room | L | 22.25X14 |
| Game Room | L | 17.92X15.58 | Two Piece Bath | L | | Den | L | 13.33X14.25 |
| Laundry Room | L | 11.92X10.75 | Utility Room | L | | | | |

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

| | | |
|---|-----------------------------------|------------------------------|
| 2 Gosselin Bay , Winnipeg R3V 1M9 | Area: 1Q | MLS® #: 202512898 |
| Nghbrhd: Richmond Lakes | Schl Div: Winnipeg (WPG 1) | |
| Linc #: 003R014508400 | Gross Tax: \$3,981.00 | |
| Type: RD | Tax Yr: 24 | Status: Sold |
| Use: Year-round | Ed Tax: \$1,808.71 | List Price: \$399,900 |
| Style: BNG | Imprv: | Sell Price: \$399,900 |
| Yr Built/Age: 1979/Older | Lot Dpth: | Sell Date: 06/05/2025 |
| New Const: No | Lot Area: | Payout: |
| RMA: 6 | BDA: 3 | DOM: 6 |
| Legal: Lot:13 Plan:14366 | TBD: 3 | |
| Add Lgl: LOT 13 PLAN 14366 WLTO in RL 91 and 92 Parish | | |

Remarks & Directions

Remarks: Offers as received Open House - Sat 1:00 -5:00 pm Sun 12:00 - 2:00 pm Great family home, nestled in a quiet bay in St Norbert, close to the University of Manitoba, with 3 beds upstairs, main floor bathroom and primary bedroom w 2 pce ensuite. Large living/dining room area with newer front picture windows and bay window in kitchen, with updated lighting, flooring and appliances. Fully finished basement with updated custom stone finished wet bar, tile floors, and pine accents. Large "other" room for a den or office and plumbed in area for a future third bathroom. Outside greenspace features a tiered deck space with pergola, additional bench seating, storage shed, fenced yard, and conveniently located dog run just outside of east side door. Rear parking pad for 3-4 cars. All appliances included. Updates include windows ('13) family room electric FP ('18) subpanel ('22), asphalt shingles ('22) exterior siding, soffits & fascia ('21 & '24), HWT ('23) appliances, painting and landscaping! A must see!

Dir/GPS:

General Information

| | |
|--|-----------------------------------|
| Basement: Full | B Dev: Fully Finished |
| FP Type/Fuel: Brick Facing/Electric, Wood | # FP: 2 |
| Lot Dim: Shape: Normal | Zoning: RM |
| Frnt Exp: N | Acres: |
| Exterior: Brick & Siding | Fndtion: Concrete |
| Roof: Shingle | Cnstrct: Wood Frame |
| Flooring: Laminate, Tile, Vinyl | Water: Municipal/Community |
| Heating: Forced Air | Sewer: Municipal/Community |
| Gas: Budget \$83.00/M | H Fuel: Natural gas |
| Parking: Parking Pad, Rear Drive Access; Ttl: 4 | Hydro: Budget \$121.00/M |
| Remodel: Basement, Bathroom, Flooring, Furnace, Kitchen, Roof Coverings, Windows | |
| Site Influ: Fenced, Back Lane, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation | |
| Features: Air Conditioning-Central, Bar wet, Closet Organizers, Dog run fenced in, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home | |
| Gds Incl: Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer, Window Coverings | |
| Gds Excl: TV brackets hm theatre bent fridge/freezer smoker barrels & grid | |
| Rnt Eqp: None; | |

Approximate Room Dimensions

| Room | <u>Dimen</u> | | | Room | <u>Dimen</u> | | | Room | <u>Dimen</u> | | | | | |
|-----------------|--------------|-------|-----|-------|-----------------|-----|------------|------|--------------|-----------------|-----|-------|-----|-------|
| Living Room | M | 17.58 | X | 12 | Dining Room | M | 11.25 | X | 8.75 | Kitchen | M | 10.75 | X | 10.17 |
| Primary Bedroom | M | 13.25 | X | 12.5 | Bedroom | M | 10.67 | X | 8.67 | Bedroom | M | 10.67 | X | 8.5 |
| Family Room | B | 22.25 | X | 21.17 | Other | B | 17.33 | X | 9.58 | Utility Room | B | 12.75 | X | 12.58 |
| Other | B | | | | Five Piece Bath | M | | | | 2 Piece En Bath | M | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | |
| # Baths: | 0 | 0 | 0 | 0 | 1 | 0 | # Ensuite: | 0 | 1 | 0 | 0 | 0 | 0 | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

255 Grandmont Boulevard , Winnipeg R3V 1R9

Nghbrhd: **Richmond Lakes**
Linc #: **003R014635500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1983/Older**
New Const: **No**
RMA: **6**
Legal: **BDA: 3**
Add Lgl: **TBD: 4**
Lot:18 Blk:2 Plan:15913

Area: **1Q**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$3,352.24**
Tax Yr: **2024**
Ed Tax:
Imprv: **\$233.00**
Spc Lvy:
Payout:
Status: **Sold**
List Price: **\$349,900**
Sell Price: **\$401,000**
Sell Date: **06/02/2025**
DOM: **7**

Remarks & Directions

Remarks: **Offers presented June 2 @ 3:00 PM...820 sq. ft. bungalow located right next to Grandmont Park in Richmond Lakes. The main level features living room with wood fireplace (may or may not meet code), dining area, kitchen, 3 bedrooms and a 4 piece bath. The basement is completely finished with a 2 piece bath, rec room and a fourth bedroom. The yard is fenced, there is parking in back for 3 vehicles and the yard is easy to maintain. Public transportation, shopping and all amenities are easily accessible. There is no work to do here, just move in and enjoy!**

Dir/GPS:

General Information

| | | | | |
|---------------|---|----------|----------------------------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: |
| FP Type/Fuel: | Stone/Wood | # FP: | | Hectares: |
| Lot Dim: | | Acres: | | |
| Frnt Exp: | | Fndtion: | Concrete | |
| Exterior: | Stucco, Wood Siding | Cnstrct: | Wood Frame | |
| Roof: | Shingle | Water: | Municipal/Community | |
| Flooring: | Vinyl, Vinyl Plank | Sewer: | Municipal/Community | |
| Heating: | Forced Air | H Fuel: | Natural gas | |
| Gas: | | Hydro: | | |
| Parking: | No Garage, Parking Pad, Rear Drive Access | | | |
| Remodel: | | | | |
| Site Influ: | Corner, Fenced, Back Lane, Park/reserve, Playground Nearby, Shopping Nearby, Public Transportation | | | |
| Features: | Air Conditioning-Central, Main floor full bathroom, No Pet Home, No Smoking Home | | | |
| Gds Incl: | Alarm system, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer | | | |
| Gds Excl: | | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|----------------|----------|-------------------|-----------------|----------|--------------------|-----------------|----------|--------------------|
| Kitchen | M | 7.83X7.75 | Dining Room | M | 9.75X9.92 | Living Room | M | 11.08X14.83 |
| Laundry Room | B | 7.17X14.92 | Primary Bedroom | M | 12.67X10.42 | Bedroom | M | 9.83X8.5 |
| Bedroom | M | 10.42X8.08 | Bedroom | B | 21.75X10.42 | Four Piece Bath | M | 9.08X5.42 |
| Two Piece Bath | B | 7.17X5.75 | Recreation Room | B | 18X14.25 | Storage Room | B | 9.33X4.92 |

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

93 Laurent Drive , Winnipeg R3V 1S1

Nghbrhd: **Grandmont Park**
Linc #: **003R014631200**

Type: **RD** Liv Area: **99.59 M²/1,072 SF**
Use: **Year-round** Fin Bsmnt: **.00 M²/ SF**
Style: **BLEVL** Lot Front: **12.19 M/40 F**
Yr Built/Age: **1984/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:

RMA: **6** BDA: **3** TBD: **4** Baths: **F2/H0**

Area: **1Q** Schl Div:
Gross Tax: **\$3,879.72** Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,738.31** Imprv: **\$278.00** List Price: **\$339,900**
Spc Lvy: Payout: Sell Price: **\$441,000**
DOM: **8** Sell Date: **06/03/2025**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **SS May 27, offers June 3. Beautiful 4 bedroom, 2 bathroom home in an ideal location. Tucked away on a quiet bay, backing onto trees and Grandmont Park. Just a short walk from schools, and minutes way from conveniences and all that St Norbert has to offer! This entire home is clean and bright, both the exterior and the interior. Open floor plan with spacious living room and picture windows. Dining area leads to the nice kitchen, offering plenty of storage space. Three bedrooms together on the main floor, including a beautiful primary bedroom tucked away in the trees. Main floor bathroom is very spacious and tastefully updated. Large rec room in the lower level, with the ability to create multiple zones. Lower level has larger windows, making the whole house feel bright and airy. Fourth bedroom and guest bathroom downstairs, as well as a den that could be used as an office or hobby room. Even the laundry room is clean and bright! Gorgeous outdoor space that offers a combination of deck, patio areas, grass and trees. Truly private but with great access along the walking path to the green space beyond. Beautiful maintenance-free exterior. Simply move in and enjoy the lifestyle this gem of a home offers!**

Dir/GPS:

General Information

| | | | | | |
|---------------|---|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Composite | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Vinyl | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Front Drive Access, Parking Pad, Plug-In; Ttl: 2 | | | | |
| Remodel: | Bathroom, Exterior, Furnace, Roof Coverings, Windows | | | | |
| Site Influ: | Fenced, Golf Nearby, Landscaped patio, Playground Nearby, Private Setting, Private Yard, Shopping Nearby | | | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Sump Pump | | | | |
| Gds Incl: | Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer | | | | |
| Gds Excl: | chest freezer and mini fridge in the basement | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|-----------------|--|-----------------|--|------------------|----------------------|
| Living Room | M 15X12 | Dining Room | M 9.5X8.92 | Kitchen | M 12.92X11.75 |
| Primary Bedroom | M 14.25X13 | Bedroom | M 12X9.92 | Bedroom | M 9.17X8.67 |
| Four Piece Bath | M | Recreation Room | B 26.25X17.33 | Three Piece Bath | B |
| Bedroom | B 13.67X7.83 | Den | B 11X9.5 | Laundry Room | B |
| | 1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0 | | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0 | | |
| # Baths: | | # Ensuite: | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

39 Dorge Drive , Winnipeg R3V 1M3
Nghbrhd: **St Norbert**
Linc #: **003R030939300**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1975/**
New Const: **No**
RMA: **5** BDA: **3**
Legal:
Add Ltl:

Area: **1Q** **MLS® #:** **202513639**
Schl Div:
Gross Tax: **\$3,420.00**
Tax Yr: **2024** **Status:** **Sold**
Ed Tax: **\$1,483.79** **List Price:** **\$265,000**
Imprv: **\$346.11** **Sell Price:** **\$297,500**
Spc Lvy:
Payout: **Sell Date:** **06/03/2025**
DOM: **4**

Remarks & Directions

Remarks: **Start showing June 2, offer after showing. Three bedroom and one bath bungalow on big lot, , this property is sold in "as is " condition, appliances are not included, Schedule "A" is required to be annexed to any offer to purchase,measurement +/- jogs**

Dir/GPS:

General Information

| | | | | |
|---------------|-------------------------|----------|----------------------------|-----------|
| Basement: | Full | B Dev: | Unfinished | Zoning: |
| FP Type/Fuel: | | # FP: | | R1 |
| Lot Dim: | | Acres: | | Hectares: |
| Frnt Exp: | | Fndtn: | Concrete | |
| Exterior: | Stucco | Cnstrct: | Wood Frame | |
| Roof: | Shingle | Water: | Municipal/Community | |
| Flooring: | See remarks | Sewer: | Municipal/Community | |
| Heating: | Forced Air | H Fuel: | Natural gas | |
| Gas: | | Hydro: | | |
| Parking: | Unpaved Driveway | | | |
| Remodel: | | | | |
| Site Influ: | Corner | | | |
| Features: | | | | |
| Gds Incl: | | | | |
| Gds Excl: | | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

174 Sablewood Road , Winnipeg R3Y 0H8
 Nghbrhd: **Bridgewater Lakes**
 Linc #: **003R091696100**
 Type: **RD** Liv Area: **103.59 M2/1,115 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **BNG** Lot Front: **.00 M/ F**
 Yr Built/Age: **2013/Older** Lot Dpth: **.00 M/ F**
 New Const: **No** Lot Area:
 RMA: **4** BDA: **2** TBD: **3** Baths: **F3/H0**
 Legal:
 Add Lgl:

Area: **1R** MLS® #: **202513867**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$4,563.06**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$1,879.45** List Price: **\$524,900**
 Imprv:
 Spc Lvy:
 Payout:
 Sell Price: **\$545,000**
 Sell Date: **06/09/2025**
 DOM: **6**

Remarks & Directions

Remarks: **OTP June 9. Looking for a newer build but tired of the unfinished basements? Look no further! At over 1100sf this thoughtfully designed Bridgewater Lakes bungalow offers mobility access, an open concept & natural light that flows throughout. Whether your guests relax in the living room or pull up a chair at the raised bar they can visit while work is happening in the kitchen. The spacious kitchen invites room for helpers & is complete with SS appliances, great counter space & a closet pantry. Conveniently located is the adjacent dining area or pass through the patio doors for a little BBQ'ing. A spacious primary awaits with huge picture window, double closets & good sized 3pc ensuite. A second bedroom & very spacious 4pc bathroom complete the main floor. As promised, a beautifully finished basement w/ big light welcoming windows, room for the kids to play, a spot to curl up for a movie or enjoy the electric fireplace all with drinks within reach at the wet bar. A 3rd proper bedroom & fantastic 3pc bathroom round out the basement. A huge deck awaits with mature trees & grassy areas in this fenced backyard. Located in the preferred neighbourhood of Bridgewater Lakes this home won't last!**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Glass Door/Electric | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | | Survey: | Hectares: |
| Exterior: | Stone, Stucco, Vinyl | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Vinyl, Vinyl Plank | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Detached, Garage door opener, Paved Driveway, Rear Drive Access | | |
| Remodel: | | | |
| Site Influ: | Fenced, Accessibility Access, Back Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Accessibility Access, Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, No Smoking Home, Sump Pump | | |
| Gds Incl: | Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen | |
|-------------------------|------------|--------------------|------------------------|------------|-------------------|------------------------|------------|--------------------|------------|
| Eat-In Kitchen | M | 17X13 | Living Room | M | 13.25X9.67 | Primary Bedroom | M | 13.08X11.67 | |
| Bedroom | M | 11.83X10.58 | Recreation Room | B | 18X13.44 | Bedroom | B | 10.25X9.83 | |
| Other | B | 22.33X9.83 | Four Piece Bath | M | | 3 Piece En Bath | M | | |
| Three Piece Bath | B | | | | | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | | |
| # Baths: | 0 | 0 | 1 | 1 | 0 | 0 | | | |
| | | | | | | | | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | | | | 0 | 0 | 1 | 0 | 0 | 0 |

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Property Type

107 Valley Brook Road , Winnipeg R3Y 0Z8

Nghbrhd: **Bridgewater Trails**
Linc #: **003R093002330**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2022/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **231.70 M2/2,494 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **14.63 M/48 F**
Lot Dpth: **33.83 M/111 F**
Lot Area: **495.45 M2/5,333 SF**

TBD: **5** Baths: **F3/H1**Area: **1R**

Schl Div:
Gross Tax: **\$6,792.23**
Tax Yr: **2025**
Ed Tax: **\$2,830.50**
Imprv:
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$1,070,000**
Sell Price: **\$1,015,000**
Sell Date: **06/02/2025**
DOM: **11**

Remarks & Directions

Remarks: **Stunning 2494 sqft two-storey home located in Bridgewater Trails. It has 3+2 large-sized bedrooms, a main floor office, and a second floor loft. The wide front entrance leads you to the open to above great room with an entertainment/fireplace. The soaring windows provide lots of natural light. The modern kitchen has custom designed cabinets, Caesarstone countertops, ceramic tile backsplash and stainless steel chimney-style hood fan. Conveniences features are the mudroom with a wheelchair accessible bathroom and the second floor laundry. Spacious master bedroom with a walk-in closet & a deluxe ensuite featuring a freestanding tub,tiled floor, and marble shower. Second floor carpets are brand new. Professionally finished basement featuring two bedrooms, a good-sized rec-room, and a full bathrm. 9' basement wall height, 200 AMP, multi-stage furnace, 60 gallon hot water tank . South-east facing backyard has a two-level huge deck and landscaping.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing/Electric | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete, Piled |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Vinyl Plank | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Dim: 20x22 | | |
| Remodel: | Flooring | | |
| Site Influ: | Landscape, Landscaped deck, Landscaped patio, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Central Exhaust, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, No Smoking Home, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | | |
|---|-------|-------------|---|-----------------|-------|-------------|--|------------------|-------|-------------|--|--|
| Great Room | M | 13.25X16.17 | | Primary Bedroom | U | 13.75X18.08 | | Bedroom | U | 10.67X11.92 | | |
| Bedroom | U | 10.5X13.25 | | Bedroom | B | 11.33X12 | | Bedroom | B | 11.66X14.42 | | |
| Office | M | 9.67X10.25 | | Loft | U | 16.5X9.58 | | Kitchen | M | 9.42X15.58 | | |
| Recreation Room | B | 13.25X18.5 | | 4 Piece En Bath | U | | | Three Piece Bath | U | | | |
| Three Piece Bath | B | | | Two Piece Bath | M | | | | | | | |
| # Baths: 1PC 0 2PC 1 3PC 2 4PC 0 5PC 0 6PC 0 | | | # Ensuite: 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0 | | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

139 Landover Drive , Winnipeg R3Y 0Z2

Nghbrhd: **Bridgwater Trails**
Linc #: **003R092999195**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2019/Older**
New Const: **No**
RMA: **11** BDA: **3**
Legal: **Lot:B Plan:60657**
Add Lgl: **PARISH 122/123 ST N OTM**

Area: **1R** MLS® #: **202509710**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$5,335.25**
Tax Yr: **2025** Status: **Sold**
Ed Tax: **\$1,915.68** List Price: **\$598,880**
Imprv: **\$241.17** Sell Price: **\$598,880**
Spc Lvy: Sell Date: **06/03/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: Showing starts May 30. Offers June 3. Welcome to this stunning two-storey home in Bridgwater Trails, built in 2019 and packed with upgrades. Featuring 4 bedrooms, 3.5 bathrooms, and a brand new fully finished basement, this home offers modern comfort and style. The main floor boasts luxury vinyl plank flooring, a spacious kitchen with walk-in pantry, and views of the fenced, landscaped backyard with mature trees and wooden patio. Enjoy bright open-concept living areas, a mudroom, powder room, and convenient 2nd floor laundry. The primary bedroom features a walk-in closet and ensuite bath. Built on piles, the home includes LED Lighting, concrete front sidewalk, covered front porch, and a double detached garage + concrete parking pad for additional parking or RV storage. Located in a premium spot near the new 50-acre park, public fountain, and walking paths, this home is move-in ready for families who value space, light, and lifestyle.

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | | Fndtion: | Concrete, Piled |
| Exterior: | Brick, Composite, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Vinyl Plank | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Detached; Enclsd: 2; Ttl: 1; Dim: 19.43x19.07 | | |
| Remodel: | Basement, Garage | | |
| Site Influ: | Fenced, Back Lane, Landscaped patio, Playground Nearby, Private Yard, Treed Lot | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Laundry - Second Floor, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer | | |
| Gds Excl: | Alarm and door bell | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L Dimen | | Room | L Dimen | | Room | L Dimen | |
|-----------------|---------|-------------------|------------------|---------|--------------------|-----------------|---------|--------------------|
| Dining Room | M | 9.93X7.91 | Kitchen | M | 8.22X13.79 | Pantry | M | 4.2X6.61 |
| Foyer | M | 7.27X5.03 | Living Room | M | 11.15X13.41 | Two Piece Bath | M | 4.91X6.95 |
| Mudroom | M | 5.81X6.59 | Primary Bedroom | U | 12.16X13.3 | 3 Piece En Bath | U | 5.26X10.94 |
| Walk-in Closet | U | 4.91X11.08 | Bedroom | U | 11.06X9.62 | Bedroom | U | 9.65X11.1 |
| Four Piece Bath | U | 4.93X8.86 | Laundry Room | U | 5.29X5.99 | Family Room | B | 14.32X23.88 |
| Bedroom | B | 11.4X10.07 | Three Piece Bath | B | 11.42X5.06 | Utility Room | B | 8.51X6.41 |

| | | | | | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| # Baths: | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| # Ensuite: | | | | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

267 Park West Drive , Winnipeg R3Y 0T4
 Nghbrhd: **Bridgewater Centre**
 Linc #: **003R092984805**
 Type: **SA** Liv Area: **142.79 M2/1,537 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M/ F**
 Style: **TWO** Lot Front: **.00 M/ F**
 Yr Built/Age: **2015/Older** Lot Dpth: **.00 M/ F**
 New Const: **No** Lot Area:
 RMA: **6** TBD: **4** Baths: **F2/H2**
 Legal:
 Add Lgl:

Area: **1R** MLS® #: **202513464**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$4,488.42**
 Tax Yr: **24** Status: **Sold**
 Ed Tax: **\$1,893.04** List Price: **\$499,900**
 Imprv:
 Spc Lvy:
 Payout:
 Sell Price: **\$501,000**
 Sell Date: **06/05/2025**
 DOM: **8**

Remarks & Directions

Remarks: **S/S Friday May 30, O/H Sunday June 1 2-4pm Offers presented Thursday June 5. Come check out this Bridgewater Beauty! This 1537 SF 4 Bedroom Home is absolutely Stunning! You'll love the open Main floor plan with Gorgeous kitchen, S/S Appliances, walk in pantry, Huge island/breakfast bar with Quartz Counters and upgraded lighting! The living room is bright and comfortable with beautiful decor! 2nd floor offers 3 great bedrooms, Primary bedroom with Ensuite and Walk in Closet and Laundry on 2nd floor! Enjoy the Rec Room in the basement with one bedroom and storage. Also includes a Double Garage and spacious yard! Close to Shopping, Restaurants, Shops and Public Transportation.**

Dir/GPS:

General Information

| | | | | |
|---------------|--|----------|----------------------------|-------------------|
| Basement: | Full | B Dev: | Fully Finished | |
| FP Type/Fuel: | | # FP: | | Zoning: RM |
| Lot Dim: | | Acres: | | Hectares: |
| Frnt Exp: | | Fndtn: | Concrete | |
| Exterior: | Vinyl | Cnstrct: | | |
| Roof: | Shingle | Water: | Municipal/Community | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community | |
| Heating: | Forced Air | H Fuel: | Natural gas | |
| Gas: | | Hydro: | | |
| Parking: | Double Detached; Encldsd: 2 | | | |
| Remodel: | | | | |
| Site Influ: | Back Lane, Landscape, Paved Street, Shopping Nearby, Public Transportation | | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Laundry - Second Floor, Sump Pump | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer | | | |
| Gds Excl: | Bsmt Fridge and Freezer | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | | |
|-----------------|----------|----------|----------|-----------------|----------|-----------|--|-----------------|----------|-----------|----------|----------|
| Kitchen | M | 13X8.3 | | Living Room | M | 14.4X12.7 | | Dining Room | M | 11.7X11.6 | | |
| Primary Bedroom | U | 14X12.1 | | Bedroom | U | 10.9X9.5 | | Bedroom | U | 10X9.3 | | |
| Bedroom | B | | | Recreation Room | B | | | 3 Piece En Bath | U | | | |
| Two Piece Bath | M | | | Two Piece Bath | B | | | Four Piece Bath | U | | | |
| # Baths: | 1PC 0 | 2PC 2 | 3PC 0 | 4PC 1 | 5PC 0 | 6PC 0 | | # Ensuite: | 1PC 0 | 2PC 0 | 3PC 1 | 4PC 0 |
| | | | | | | | | | | | | 5PC 0 |
| | | | | | | | | | | | | 6PC 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

50 Barrmill Road , Winnipeg R3Y 0Z6

Nghbrhd: **Prairie Pointe**
Linc #: **003R092998240**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2021/**
New Const: **Yes**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **151.34 M2/1,629 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **11.89 M/39 F**
Lot Dpth:
Lot Area: **439.80 M2/4,734 SF**

TBD: **3** Baths: **F2/H1**

Area: **1R** MLS® #: **202511361**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,932.99**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,042.49** List Price: **\$649,900**
Imprv:
Spc Lvy:
Payout:
Sell Price: **\$640,000**
Sell Date: **06/02/2025**
DOM: **13**

Remarks & Directions

Remarks: **SS Offers as received. Welcome to 50 Barrmill Rd, a beautifully upgraded 2021-built two-storey home offering 1,629 sq. ft. of modern living in the highly desirable area of Prairie Pointe. This stunning home showcases a striking front elevation with stone accents and acrylic stucco, paired with black-finished light fixtures for a sleek, contemporary look. Step into the impressive 18-foot open-to-below foyer with 9-foot ceilings throughout the main floor, creating a bright, spacious feel. The main level features a huge living room with a custom TV unit and fireplace, an open-concept kitchen with soft-closing cabinets, stainless steel appliances, a backsplash, a spacious pantry, a generous dining area, and a convenient half bathroom. Upstairs offers a large primary bedroom with a walk-in closet and ensuite, two additional well-sized bedrooms (one with its own walk-in closet), a full bathroom, and laundry area. Enjoy smart living with smart switches, thermostats, and a front smart lock. The fully fenced backyard includes a large deck and ample space for outdoor enjoyment. Additional highlights include laminate flooring, spindle railings, and a double attached garage. Don't miss this incredible home!**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Insulated | Zoning: | R1 |
| FP Type/Fuel: | Tile Facing/Electric | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Brick, Stone, Stucco | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Double Attached | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Landscaped deck, No Through Road, Other/remarks, Park/reserve, Paved Street, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, No Pet Home, No Smoking Home, Sump Pump, Vacuum roughed-in | | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-----------------------|------------|--------------------|------------------------|------------|------------------|------------------------|------------|-------------------|
| Two Piece Bath | | | Bedroom | U | 11.5X10.5 | Laundry Room | U | |
| Dining Room | M | 10.67X12.83 | Four Piece Bath | | | Bedroom | U | 11.5X10.33 |
| Kitchen | M | 13.75X11.25 | 3 Piece En Bath | U | | Primary Bedroom | U | 13X13.67 |
| Great Room | M | 14.25X15.42 | | | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 1PC | 2PC | 3PC |
| # Baths: | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 |
| | | | | | | | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC |
| | | | | 0 | 0 | 1 | 0 | 0 |
| | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

313 Park West Drive , Winnipeg R3Y 0V9

Nghbrhd: **Bridgewater Centre**
Linc #: **003R092996985**
Type: **TH**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2017/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **138.61 M2/1,492 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **4** Baths: **F3/H1**

Area: **1R** MLS® #: **202512681**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,390.37**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,861.34** List Price: **\$479,900**
Imprv: Sell Price: **\$479,900**
Spc Lvy: Sell Date: **05/22/2025**
Payout: DOM: **0**

Remarks & Directions

Remarks: **SS Now, offer as received! Open House Cancelled! Welcome to 313 Park West Drive! This stunning 1,492 SqFt two-storey home is the perfect blend of modern style, practical design, and premium features—ideal for growing families or savvy buyers seeking comfort and function. The fully finished basement expands your living space with a generous recreation room, a spacious bedroom, a full bathroom, and a second laundry area—all finished to match the main floor with laminate flooring and in-built ceiling speakers. On the main floor, enjoy 9 ft ceilings, stylish laminate flooring throughout, and a sleek entertainment unit with a built-in fireplace and speakers. The open-concept kitchen, dining, and living area is perfect for entertaining or spending quality family time. Upstairs, you'll find three well-sized bedrooms, including a comfortable primary suite, two full bathrooms, and a conveniently located laundry area right where you need it most. Additional features include ample storage throughout, a fully landscaped and fenced backyard, and thoughtful finishes that make this home truly move-in ready. Located in BW Centre, close to all amenities! Call to schedule!**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|---------|-----------|
| Basement: | Full | B Dev: | Fully Finished | | |
| FP Type/Fuel: | Tile Facing/Electric | # FP: | 1 | Zoning: | RM |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Laminate | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Electric | | |
| Gas: | | Hydro: | | | |
| Parking: | Parking Pad, Rear Drive Access; Ttl: 2 | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Back Lane, Landscape, Landscaped deck, Private Yard, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor, Smoke Detectors, Sump Pump | | | | |
| Gds Incl: | Blinds, Dishwasher, Dryers - Two, Fridges - Two, Microwave, Storage Shed, Stoves - Two, TV Wall Mount, Washers - Two | | | | |
| Gds Excl: | NONE | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|------------------------------------|------------------------|--|-------------------------|--------------------|
| Great Room | M 14.25X9.9 | Dining Room | M 12.5X12.25 | Kitchen | M 11.9X10 |
| Two Piece Bath | M 4.4X4.75 | Primary Bedroom | U 12.67X13.25 | 3 Piece En Bath | U 7.75X5.67 |
| Four Piece Bath | U 7.4X5.1 | Bedroom | U 11.4X9.9 | Bedroom | U 12.9X10 |
| Eat-In Kitchen | B 18X18.5 | Bedroom | B 13.9X8.75 | Three Piece Bath | B 3X8.25 |
| # Baths: | 1PC 0 2PC 1 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | |

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Property Type

91 BASS Bay , Winnipeg R3Y 2E8
 Nghbrhd: **Prairie Pointe**
 Linc #: **8959000149067**
 Type: **SA** Liv Area: **136.38 M2/1,468 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **TWO** Lot Front: **7.62 M/25 F**
 Yr Built/Age: **2025/Under Construction** Lot Dpth: **42.98 M/141 F**
 New Const: **Yes** Lot Area:
 RMA: **7** BDA: **3** TBD: **3** Baths: **F2/H1**
 Legal: **Lot:64 Blk:1 Plan:69989**
 Add Lgl:

Area: **1R** MLS® #: **202510847**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$0.00**
 Tax Yr: **2020** Status: **Sold**
 Ed Tax: List Price: **\$489,900**
 Imprv: **\$0.00** Sell Price: **\$504,798**
 Spc Lvy: Sell Date: **05/20/2025**
 Payout: DOM: **7**

Remarks & Directions

Remarks: **New SxS home by A&S Homes. At almost 1500 sq ft, this open two storey SxS plan. Great room features linear fireplace. Island kitchen with corner walk-in pantry. Spacious Dining area w/patio doors to yard. Main floor includes 9' ceilings and larger windows. SIDE DOOR ENTRY to basement! U-shaped stairs to the 2nd floor with 3 Bedrooms, 2 baths and 2nd floor laundry. Primary bedroom complete with 3 piece Ensuite (with 5'x3' shower) & WIC. Quality Construction: piled foundation, flat painted ceilings, potlights, 40 yr shingle, Delta MS basement wrap, Tyvek exterior, engineered floor joists, paved concrete drive and sidewalk, insulated garage door & opener. Exterior features ledge stone detail & prefinished wood trim detailing around windows & doors. Pics of Similar house. Home under construction, similar plan can be viewed. No escalation clause. ACT FAST and you can choose colours!**

Dir/GPS: **South on Kenaston Blvd. to Waverley St. Turn left at round-a-bout onto Ken Oblik. At end on left**

General Information

Basement: **Full, Walkout** B Dev: **Insulated**
 FP Type/Fuel: **Glass Door, Tile Facing/Electric** # FP: **1** Zoning:
 Lot Dim: Acres: Hectares:
 Frnt Exp: **W** Shape: **Normal** Fndtion: **Concrete, Piled**
 Exterior: **Brick, Stucco** Survey: **N/** Cnstrct: **Wood Frame**
 Roof: **Shingle** Water: **Municipal/Community**
 Flooring: **Wall-to-wall carpet, Vinyl** Sewer: **Municipal/Community**
 Heating: **Forced Air** H Fuel: **Natural gas**
 Gas: Hydro:
 Parking: **Single Attached, Front Drive Access, Insulated garage door, Plug-In, Paved Driveway; Dim: 13' x 22'**
 Remodel:
 Site Influ: **No Back Lane, Not Landscaped, Other/remarks, Paved Street**
 Features: **Engineered Floor Joist, Exterior walls, 2x6", Heat recovery ventilator, High-Efficiency Furnace, Smoke Detectors, Sump Pump, Vacuum roughed-in**
 Gds Incl:
 Gds Excl:
 Rnt Eqp: **None;**

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|---|----------------------|---|---------------------|------------------------|---------------------|
| Great Room | M 13.92X11 | Dining Room | M 9.25X8.67 | Kitchen | M 12X9.25 |
| Primary Bedroom | U 14.83X11.07 | Bedroom | U 11.25X9.83 | Bedroom | U 11.17X9.92 |
| Laundry Room | U | Two Piece Bath | M | Four Piece Bath | U |
| 4 Piece En Bath | U | | | | |
| # Baths: 1PC 0 2PC 1 3PC 0 4PC 1 5PC 0 6PC 0 | | # Ensuite: 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0 | | | |

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Property Type

74 GROVELAND Bay , Winnipeg R3T 5G2

Nghbrhd: **Richmond West**
Linc #: **003R068089100**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1985/**
New Const: **No**
RMA: **7**
Legal: **Lot:23 Blk:4 Plan:15918**
Add Lgl:

Liv Area: **139.73 M2/1,504 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **19.51 M/64 F**
Lot Dpth: **33.53 M/110 F**
Lot Area: **658.31 M2/7,086 SF**

Area: **1S**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,850.65**
Tax Yr: **2024**
Ed Tax: **\$1,929.27**
Imprv: **\$448.45**
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$559,900**
Sell Price: **\$523,888**
Sell Date: **05/30/2025**
DOM: **54**

Remarks & Directions

Remarks: **Showing starts now, Open House 12-2 PM April 12, OTP Reviewed at 7 PM April 15. Nice property in nice community Richmond West, on a huge regular size Lot, this over 1500 SF bungalow proudly offers large living room, kitchen, dining room, family room and three spacious bedroom. \$100k+- upgrades 2024 with new flooring, new whole house interior painting, new doors, new windows, new kitchen, new stove, new hood fan, new dishwasher, new lightings, new bathrooms, new garage door... Air conditioner 2020, Shingle 2018, Fridge 2018. Steps away from park, close to all levels of school, U of M, public transportation and all amenities. Highly sought dream home! Can't miss!**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|--------------------------------------|---------|-----------------|
| Basement: | Full | B Dev: | Insulated, Partially Finished | | |
| FP Type/Fuel: | Tile Facing/Wood | # FP: | 1 | Zoning: | R1 |
| Lot Dim: | | Shape: | | Acres: | |
| Frnt Exp: | | Survey: | | Fndtn: | Concrete |
| Exterior: | Brick, Stucco | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Laminate | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Double Attached | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Landscape, No Back Lane, Paved Street, Playground Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central | | | | |
| Gds Incl: | Dishwasher, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove | | | | |
| Gds Excl: | None | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | <u>L</u> | Dimen | Room | <u>L</u> | Dimen | Room | <u>L</u> | Dimen |
|--------------------|----------|--------------------|------------------------|----------|--------------------|------------------------|----------|--------------------|
| Living Room | M | 12.5X21.42 | Kitchen | M | 12.92X10.92 | Bedroom | M | 11.83X10.25 |
| Bedroom | M | 10.58X9.58 | Primary Bedroom | M | 15.33X10.92 | Dining Room | M | 10.92X9.83 |
| Family Room | M | 18.75X12.58 | 3 Piece En Bath | | | Four Piece Bath | | |

| | | | | | | | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|--|-------------------|------------|------------|------------|------------|------------|------------|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 0 | 0 | 1 | 0 | 0 | | | 0 | 0 | 1 | 0 | 0 | 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

| | | |
|---|---|---------------------------------|
| 15 Cunard Place , Winnipeg R3T 5M1 | Area: 1S | MLS® #: 202513222 |
| Nghbrhd: Richmond West | Schl Div: Pembina Trails (WPG 7) | |
| Linc #: 003R068140200 | Gross Tax: \$4,922.60 | |
| Type: RD | Tax Yr: 2024 | Status: Sold |
| Use: Year-round | Ed Tax: | List Price: \$499,900 |
| Style: BNG | Imprv: | Sell Price: \$509,900 |
| Yr Built/Age: 1987/ | Lot Dpth: | Sell Date: 06/06/2025 |
| New Const: No | Lot Area: | Payout: |
| RMA: 8 | BDA: 3 | DOM: 10 |
| Legal: | TBD: 4 | |
| Add Lgl: | Baths: F2/H1 | |

Remarks & Directions

Remarks: Welcome to this exceptionally well-kept 1,382 sq ft bungalow, set on a quiet cul-de-sac with a generous pie-shaped fenced lot. This home features a bright living room, a welcoming family room with gas fireplace, dining room, large eat-in kitchen, and a wonderful 3-season sunroom for added living space. The main floor offers 3 bedrooms, 2 bathrooms including an ensuite, and excellent flow throughout. Downstairs, a fully finished basement expands your living space with a rec room, office, 4th bedroom, laundry area, and ample storage. The double attached garage adds convenience and function. Meticulously maintained by long-time owner—this home is spotless, solid, and ready for its next chapter. Long list of upgrades, pride of ownership is evident! High efficiency furnace, central AC, sump pump. Incredible outdoor space is landscaped, treed, and features multiple garden spaces.

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Glass Door/Gas | # FP: | 1 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtn: | Concrete |
| Exterior: | Stone, Stucco, Wood Siding | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Enclsd: 2 | | |
| Remodel: | Bathroom, Flooring, Furnace, Other remarks, Roof Coverings | | |
| Site Influ: | Cul-De-Sac, Vegetable Garden, Landscaped deck, Treed Lot | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump, Sunroom, Wall unit built-in | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), See remarks, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|--------------|--|-----------------|--|-----------------|----------------------|
| Living Room | M 14.42X13.58 | Dining Room | M 10.83X8.67 | Kitchen | M 12.33X10.83 |
| Family Room | M 12.42X12.33 | Primary Bedroom | M 14X11 | Bedroom | M 11X8.25 |
| Bedroom | M 10X8.25 | Four Piece Bath | M | 3 Piece En Bath | M |
| Bedroom | L 15.08X12.5 | Recreation Room | L 19.67X19.17 | Laundry Room | L 15.5X13.75 |
| Storage Room | L 12.5X10.33 | Two Piece Bath | L | Sunroom | M 13.75X12 |
| # Baths: | 1PC 0 2PC 1 3PC 0 4PC 1 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | |

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Property Type

14 Point West Drive , Winnipeg R3T 5J5

Nghbrhd: **Richmond West**
Linc #: **003R060044200**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1985/Older**
New Const: **No**
RMA: **8**
Legal:
Add Lgl:

Liv Area: **162.02 M2/1,744 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **1S**

Schl Div:
Gross Tax: **\$4,636.03**
Tax Yr: **24**
Ed Tax: **\$1,879.45**
Imprv: **\$347.50**
Spc Lvy:
Payout:

MLS® #: **202511464**

Status: **Sold**
List Price: **\$549,900**
Sell Price: **\$546,000**
Sell Date: **06/03/2025**
DOM: **7**

Remarks & Directions

Remarks: **SS May 28 OTP June 3 5PM Nestled on a private lot backing onto the lake, this spacious and solidly built family home is a rare opportunity to live the waterfront dream, right in the center of it all. Located within close proximity to top-rated schools, the U of M, parks, shopping, and with quick access to the perimeter, this is a home that blends convenience with nature's tranquility. Vaulted ceilings in the living room create an airy, open feel, while the dedicated dining space flows effortlessly into a large eat-in kitchen and sunken family room. The main floor also includes a powder room & laundry area. Upstairs, you'll find three generous bedrooms and two full bathrooms, including an updated main bath and a primary ensuite. Updates include newer windows, high-efficiency furnace, hot water tank, shingles, soffits, fascia, eaves, and fresh paint—giving you peace of mind for years to come. And then there's the backyard!! Landscaped, quiet, private, and opening directly to the lake with serene views. Whether you're gardening, entertaining, bird watching (purple martins!) or simply taking in the sunset reflect off the water, this is a space to slow down, recharge, and truly enjoy where you live.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Unfinished |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | 1 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | Budget \$65.00/M | Hydro: | Budget \$125.00/M |
| Parking: | Double Attached, Front Drive Access, Paved Driveway; Encldsd: 2; Ttl: 4; Dim: 21x22 | | |
| Remodel: | Furnace, Other remarks, Roof Coverings | | |
| Site Influ: | Lakefront, Lake View, Landscaped deck, Landscaped patio, No Back Lane, Paved Street, Playground Nearby, Private Setting | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, Microwave built in, No Smoking Home, Smoke Detectors, Sprinkler System-Underground, Sump Pump | | |
| Gds Incl: | Alarm system, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-------------------------|----------|-------------------|------------------------|----------|-----------------|------------------------|----------|------------------|
| Eat-In Kitchen | M | 16.8X13.1 | Family Room | M | 12X13.2 | Living Room | M | 13.1X15.3 |
| Dining Room | M | 8.7X12.9 | Two Piece Bath | M | | Laundry Room | M | 5.5X8.3 |
| Three Piece Bath | U | | Primary Bedroom | U | 12.5X15 | 3 Piece En Bath | U | |
| Bedroom | U | 10.11X13.7 | Bedroom | U | 10.3X9.4 | | | |

| | | | | | | | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|--|-------------------|------------|------------|------------|------------|------------|------------|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 1 | 1 | 0 | 0 | 0 | | | 0 | 0 | 1 | 0 | 0 | 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

127 Blackwood Bay , Winnipeg R3T 5X2

Nghbrhd: **Richmond West**
Linc #: **003R066848300**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **2000/Older**
New Const: **No**
RMA: **8**
Legal:
Add Lgl:

Liv Area: **137.87 M2/1,484 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **13.41 M/44 F**
Lot Dpth: **35.05 M/115 F**
Lot Area:

TBD: **3** Baths: **F3/H0**

Area: **1S** MLS® #: **202513473**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$5,730.93**
Tax Yr: **2025**
Ed Tax:
Imprv: **\$305.80**
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$529,900**
Sell Price: **\$575,000**
Sell Date: **06/05/2025**
DOM: **7**

Remarks & Directions

Remarks: Showings start Sat May 31st offers reviewed Thursday June 5th evening. You will not find a more move right in ready home than this one. Long time owners have impeccably maintained this home in and out up and down! The front entrance opens into an open concept Living room and Dining Room with a Bay window and cathedral ceilings. Most of the main floor has engineered hardwood floors. The kitchen offers loads of counter space and plenty of cabinetry including a double pantry. 4 appliances included. Generous family room with gas fireplace, wall mounted TV and patio doors to 3 season sunroom. The spacious primary bedroom offers a walk in closet and full 4 piece bath. 2 additional generous bedrooms another 4 piece bath and laundry room complete the main floor. The full basement is largely finished with recroom, an office and 3 Pce bathroom. There is more space ready for development to your lifestyle. The low maintenance backyard features a large patio, gardens, shed and a healthy fruit tree. This home is located close to schools, park, transportation and loads of shopping. You will not want to miss seeing this fantastic property. Make arrangements to see it soon!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | Glass Door/Gas | # FP: | 1 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | NW | Survey: | |
| Exterior: | Stucco | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | Wood Frame |
| Flooring: | Wall-to-wall carpet, See remarks, Vinyl | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Attached; Enclsd: 2 | Hydro: | |
| Remodel: | | | |
| Site Influ: | Fenced, Vegetable Garden, Landscape, Landscaped patio, Park/reserve, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Engineered Floor Joist, No Smoking Home, Sump Pump, Sunroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|-------------------------|--------------------|------------------------|--------------------|------------------------|--------------------|
| Living Room | M 11X11 | Dining Room | M 7.6X11 | Family Room | M 13.9X14.5 |
| Eat-In Kitchen | M 12.3X13.6 | Primary Bedroom | M 15X12.8 | 4 Piece En Bath | M |
| Bedroom | M 10X9.4 | Bedroom | M 11X11.4 | Laundry Room | M |
| Four Piece Bath | M | Office | L 14.5X17.8 | Recreation Room | L 24.5X11.5 |
| Three Piece Bath | L | | | | |

| | | | | | | | | | | | | | | |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| # Baths: | 1PC 0 | 2PC 0 | 3PC 1 | 4PC 1 | 5PC 0 | 6PC 0 | | # Ensuite: | 1PC 0 | 2PC 0 | 3PC 0 | 4PC 1 | 5PC 0 | 6PC 0 |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

22 Tranquil Bay , Winnipeg R3T 5E1

Nghbrhd: **Richmond West**
Linc #: **003R068104200**
Type: **RD**
Use: **Year-round**
Style: **SP4L**
Yr Built/Age: **1983/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **147.81 M2/1,591 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area: **403.66 M2/4,345 SF**

TBD: **3** Baths: **F2/H0**

Area: **1S** MLS® #: **202510995**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$3,989.07**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,607.72** List Price: **\$478,000**
Imprv: **\$320.57** Sell Price: **\$470,000**
Spc Lvy: Sell Date: **05/26/2025**
Payout: DOM: **11**

Remarks & Directions

Remarks: **SS Now. Open House Sun May 25th 12-2 p.m. Welcome to your future home in the heart of Richmond West—a beautifully maintained, sun-filled four-level split that combines space, comfort, and an unbeatable location. Step inside and instantly feel the warmth of natural light pouring through large windows and soaring vaulted ceilings. The main living area features a stunning limestone wood-burning fireplace. Upper level boasts a den, ideal for a home office or reading nook, bright and spacious kitchen, dining room, primary bedroom and four-piece bathroom completes the upper level. The lower level provides even more room to grow, with two large bedrooms, an additional four-piece bathroom—perfect for family members, guests, or flexible living needs. Freshly painted and move-in ready, with a brand-new hot water tank in 2024. Step outside to a large deck and a fenced backyard—ideal for summer barbecues, gardening, or simply relaxing. Located on a quiet street with friendly neighbours, minutes from schools, the University of Manitoba, scenic parks and more. Don't miss your opportunity to own this bright, spacious, and inviting home in one of Winnipeg's most desirable neighborhoods.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | 3/4 | B Dev: | |
| FP Type/Fuel: | Other - See remarks, Stone/Wood | # FP: | |
| Lot Dim: | Shape: | Acres: | Zoning: R1 |
| Frnt Exp: | Survey: | Fndtion: | Hectares: |
| Exterior: | Stone, Stucco | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Attached | | |
| Remodel: | | | |
| Site Influ: | Fenced, No Back Lane, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Furnace, No Pet Home, No Smoking Home, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | U | L | Dimen | Room | M | L | Dimen | Room | U | L | Dimen |
|-----------------|------------|-------------------|------------|-----------------|------------|--------------------|-------|-------------|------------|-------------------|------------|
| Dining Room | U | 10.02X8.39 | | Living Room | M | 16.02X13.04 | | Bedroom | U | 13.02X13 | |
| Four Piece Bath | U | | | Four Piece Bath | L | | | Family Room | U | 10.02X16 | |
| Primary Bedroom | U | 14X13 | | Bedroom | L | 11.02X11 | | Kitchen | U | 8.04X13.08 | |
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC |
| | 0 | 0 | 0 | 2 | 0 | 0 | | | 0 | 0 | 0 |
| | | | | | | | | | | | |

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Property Type

102 Brentlawn Boulevard , Winnipeg R3T 4Z2

Nghbrhd: **Richmond West**
Linc #: **003R068030800**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1981/**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **124.86 M2/1,344 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.90 M/62 F**
Lot Dpth: **33.53 M/110 F**
Lot Area:

TBD: **5** Baths: **F2/H0**

Area: **1S** MLS® #: **202512915**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,576.80**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,825.11** List Price: **\$424,900**
Imprv: **\$412.27** Sell Price: **\$501,000**
Spc Lvy: Sell Date: **06/02/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: **Showings start Tuesday May 27th, OPEN HOUSE Sunday June 1st 1-3pm, offers considered Monday June 2nd at 5pm.** Longtime owner is ready for the next family to enjoy this wonderful home. You will love the layout and design of this 1344 sqft bungalow with tons of natural light. L shaped living room/dining room with hardwood floors complimented by classic brick wood burning fireplace. Huge eat in kitchen with an abundance of counter space and cabinets w/pantry storage. Primary bedroom with double closets and 3 piece ensuite -such a nice bonus. 2 additional main floor bedrooms, a laundry/mudroom off the garage and a 4 piece bath finish off the main level of this home. The partially finished basement has plenty of room to sprawl out in the rec room area, plus 2 additional potential bedrooms, lots of storage and roughed in plumbing for a future bathroom. Other features include: New shingles (2025), Hi efficient furnace(2021), 5 appliances included, central air, attached double garage, fully fenced yard, deck and storage shed. Come and see for yourself, this one has everything you have been looking for. Book an appointment with your Realtor today!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Survey: | |
| Exterior: | Brick, Stucco, Wood Siding | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Attached; Enclsd: 2; Ttl: 6; Dim: 22 x 20 | Hydro: | |
| Remodel: | Flooring, Roof Coverings | | |
| Site Influ: | Fenced, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, Main floor full bathroom | | |
| Gds Incl: | Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | Dimen | Room | | Dimen | Room | | Dimen |
|-----------------|------------|-----------------|-----------------|------------|--------------------|-----------------|------------|-------------------|
| Living Room | M | 16.67X13 | Dining Room | M | 11.5X8.83 | Eat-In Kitchen | M | 16X10.92 |
| Primary Bedroom | M | 14.67X11 | Bedroom | M | 11.33X9 | Bedroom | M | 11.33X8.33 |
| Bedroom | B | 13X13 | Recreation Room | B | 28.42X14.67 | 3 Piece En Bath | M | |
| Four Piece Bath | M | | Bedroom | B | 13.08X7.5 | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 0 | 0 | 1 | 0 | 0 | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC |
| | | | | 0 | 0 | 1 | 0 | 0 |

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Property Type

369 WESCANA Street , Headingley R4J 1B6

Nghbrhd: **Headingley South**
Linc #: **208R048730000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **2015/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **168.62 M²/1,815 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **42.67 M/140 F**
Lot Dpth: **94.49 M/310 F**
Lot Area:

Area: **1W**
MLS® #: **202512987**
Schl Div: **St James-Assiniboia (WPG 2)**
Gross Tax: **\$6,277.14**
Tax Yr: **2024**
Ed Tax: **\$3,900.87**
Status: **Sold**
List Price: **\$999,900**
Imprv:
Spc Lvy:
Payout:
Sell Price: **\$1,090,000**
Sell Date: **06/03/2025**
DOM: **8**

Remarks & Directions

Remarks: Offers Reviewed June 3. Impeccably kept, luxurious & smart, this stunning custom built bungalow is located in the desirable neighbourhood of South Headingley, offering the perfect combination of serene country living & city conveniences just minutes away. Every detail has been carefully planned to provide a premium living experience. The chef-inspired kitchen is a real showstopper, featuring stone countertops, gas cook-top, large pantry & S/S appliances. Natural light pours into the main floor, highlighting the soaring ceilings, open layout & welcoming living room centred around the cozy gas fireplace. The primary retreat features a deluxe ensuite & WIC. Two more bedrooms, full bathroom, main floor laundry plus a 3 season sunroom complete the floor. The fully finished lower level offers even more living space with a HUGE rec room w/ bar, two additional bedrooms (currently a gym & workshop) & another full bathroom. Outside, the incredibly manicured yard is perfect for entertaining, with MASSIVE deck, tranquil hot tub & Pergola, the western exposure gives you the most BEAUTIFUL MB sunsets. The expansive triple car garage is perfect for garage enthusiasts. Book your private showing today, don't miss out!!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|---------------------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Stone/Gas | # FP: | |
| Lot Dim: | | Acres: | 1.00 |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Sewer: | Septic Tank/Low Pressure Sewer |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Triple Attached, Front & Rear Drive Access, Heated, Paved Driveway, Workshop | | |
| Remodel: | | | |
| Site Influ: | Country Residence, Flat Site, Vegetable Garden, Golf Nearby, Landscaped deck, Paved Street, Private Yard, View | | |
| Features: | Air Conditioning-Central, Closet Organizers, Cook Top, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Main Floor, Microwave built in, Sump Pump, Workshop | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--------------------|------------------------|----------------------|------------------------|--------------------|
| Primary Bedroom | M 14X13.5 | Kitchen | M 13.5X12 | Dining Room | M 13.5X9.33 |
| Laundry Room | M | Living Room | M 17.58X18.33 | Bedroom | M 10.5X11.5 |
| Bedroom | M 10.5X11.5 | Four Piece Bath | M | 4 Piece En Bath | M |
| Recreation Room | L 36X15 | Bedroom | L 14.83X14 | Bedroom | L 14X13.5 |
| Four Piece Bath | L | | | | |

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0**

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Property Type

269 Dumoulin Street , Winnipeg R2H 0E5

Nghbrhd: **St Boniface**
Linc #: **006R060966000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1925/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **88.07 M2/948 SF**
Fin Bsmnt: **.00 M/ F**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **2A**

Schl Div:
Gross Tax: **\$3,547.77**
Tax Yr: **25**
Ed Tax: **\$1,330.79**
Imprv:
Spc Lvy:
Payout:

MLS® #: **202511631**

Status: **Sold**
List Price: **\$339,900**
Sell Price: **\$440,000**
Sell Date: **06/03/2025**
DOM: **8**

Remarks & Directions

Remarks: **s/s May 28th. OTP June 3rd. OH June 1st 1-3pm Welcome to your adorable new home in the heart of St. Boniface – where modern upgrades meet cozy charm! This move-in ready gem features 3 bedrooms, 2 full bathrooms, with upgraded electrical (no knob and tube w/ permits) and mechanicals – giving you total peace of mind from day one. Bright & welcoming with newer windows letting in loads of sunlight. The massive kitchen features quartz counters, stainless steel appliances & tons of cupboard space—perfect for cooking & entertaining. Head downstairs to the partially finished basement, where you'll find a spacious rec room, a wet bar or kitchenette area, and a full bathroom – ideal for guests, hobbies, or a chill movie night. Step outside to your backyard oasis with a huge deck, garden beds, new shed, hot tub & garage with new siding + auto door opener. Major updates in the last 2 years: electrical, insulation, furnace, heat pump, shingles (house & garage), deck stain, shed & fresh paint. This is the one that checks all the boxes – charm, location, and modern peace of mind. Don't miss your chance to own this bright & beautiful St. B stunner. Book your showing today! Your next home is waiting... but not for long!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | | Survey: | Hectares: |
| Exterior: | Stucco | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Vinyl, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | Budget \$45.00/M | H Fuel: | Natural gas |
| Oth Utl: | as per MB Hydro | Hydro: | Budget \$170.00/M |
| Parking: | Single Detached, Garage door opener, Insulated garage door, Rear Drive Access; Encldsd: 1 | | |
| Remodel: | Basement, Electrical, Exterior, Furnace, Garage, Roof Coverings | | |
| Site Influ: | Fenced, Flat Site, Vegetable Garden, Paved Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot Tub, Microwave built in, No Smoking Home, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer | | |
| Gds Excl: | Curtains | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | Dimen | Room | | Dimen | Room | | Dimen | |
|-------------------------|------------|--------------------|------------------------|------------|--------------------|-------------------------|------------|-------------------|------------|
| Living Room | M | 18.42X12.08 | Eat-In Kitchen | M | 22.67X12 | Primary Bedroom | M | 10.33X9.75 | |
| Bedroom | M | 10.42X8.92 | Bedroom | M | 10.42X7.42 | Three Piece Bath | M | | |
| Three Piece Bath | L | | Recreation Room | L | 22.33X22.08 | | | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 0 | | 2 | 0 | 0 | 0 | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | | | | 0 | 0 | 0 | 0 | 0 | 0 |

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Property Type

520 St Jean Baptiste Street , Winnipeg R2H 2X9

Nghbrhd: **St Boniface**
Linc #: **006R070369000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1993/**
New Const: **No**
RMA: **9**
Legal:
Add Lgl:

Liv Area: **179.86 M2/1,936 SF**
Fin Bsmnt: **65.96 M2/710 SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **35.97 M/118 F**
Lot Area:

TBD: **4** Baths: **F3/H1**

Area: **2A**

Schl Div:
Gross Tax: **\$5,956.94**
Tax Yr: **25**
Ed Tax:
Imprv:
Spc Lvy:
Payout:

MLS® #: **202513646**
Status: **Sold**
List Price: **\$629,900**
Sell Price: **\$650,000**
Sell Date: **06/05/2025**
DOM: **6**

Remarks & Directions

Remarks: **Showings start May 31, and offers will be considered June 5. This home is being sold by the original owner, who had it custom-built with the finest materials. The owners have lovingly maintained this home which is in top condition. The mechanicals are updated. The four bedrooms are all on the second floor, 3 full and one 1/2 bathrooms throughout the house. The total square footage is 1936 square feet, plus 710 square feet in the finished basement. Upon entering the main floor, you'll be greeted by French Doors to the beautiful living room and French Doors to the dining room as well. The wood work and hardwood floors are impressive. The kitchen is spacious and features white cabinets, a desk area, a dinette, and garden doors to the huge deck. Additional features on the main floor include a laundry room with laundry chute and ample storage. The fully developed basement boasts high ceilings, and a gas fireplace. It also includes an extra room/office/work-from-home space (has a closet and a small window). The fenced backyard features a large deck, a garden area, and a double garage. In the heart of St Boniface. Don't miss this one. Call now!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Glass Door/Gas | # FP: | 1 |
| Lot Dim: | 50x118 | Acres: | Zoning: |
| Frnt Exp: | W | Survey: | Hectares: |
| Exterior: | Vinyl | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | Wood Frame |
| Flooring: | Vinyl, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | Actual \$69.00/M | H Fuel: | Natural gas |
| Parking: | Double Detached; Dim: 24' x 22' | Hydro: | Actual \$72.00/M |
| Remodel: | Furnace, Other remarks | | |
| Site Influ: | Fenced, Paved Lane, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Deck, Exterior walls, 2x6", High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer | | |
| Gds Excl: | Drape panels in Living Room. | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|------------------------|----------|--------------------|------------------------|----------|--------------------|-------------------------|----------|-----------------|
| Living Room | M | 15.67X12.67 | Dining Room | M | 14.5X12.67 | Kitchen | M | 12X10.17 |
| Primary Bedroom | U | 13.5X11.8 | Bedroom | U | 12.67X10.33 | Bedroom | U | 11X9 |
| Bedroom | U | 10.33X9.33 | Recreation Room | B | 28X17 | Office | B | 14X12 |
| Breakfast Nook | M | 10.67X10 | Walk-in Closet | U | 10X9 | Four Piece Bath | U | |
| 3 Piece En Bath | U | | Two Piece Bath | M | | Three Piece Bath | B | |

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

466 Aulneau Street , Winnipeg R2H 0V2

Nghbrhd: **St Boniface**
Linc #: **006R070607000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1945/**
New Const: **No**
RMA: **11**
Legal:
Add Lgl:

Liv Area: **242.66 M2/2,612 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth: **38.71 M/127 F**
Lot Area:

TBD: **4** Baths: **F3/H1**

Area: **2A**

Schl Div:

Gross Tax: **\$6,784.95**Tax Yr: **2025**

Ed Tax:

Imprv: **\$0.00**

Spc Lvy:

Payout:

MLS® #: **202511224**Status: **Sold**List Price: **\$499,900**Sell Price: **\$455,000**Sell Date: **06/01/2025**DOM: **15**

Remarks & Directions

Remarks: **Very large spacious and unique home, features 4 bedrooms plus main floor den. Full ensuite bath plus 2 full and 1half bathrooms. Main floor has a living and dining room plus a family room. This property is ideal for a large family or to develop into a multi-suite building with approval from the City of Winnipeg (Purchaser to do their own diligence) as it is located near St-Boniface University. There is a direct access to the basement from outside. The basement has an open span floor plan and a full bath already. Double garage + 1 extra parking spot.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | 40x127" | Acres: | |
| Frnt Exp: | W | Survey: | |
| Exterior: | Stucco, Vinyl | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Detached, Garage door opener; Dim: 24'x20' | | |
| Remodel: | | | |
| Site Influ: | Fenced, Back Lane, Paved Lane, Landscaped deck, Public Swimming Pool, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|------------------------|----------|--------------------|-------------------------|----------|-----------------|------------------------|----------|-------------------|
| Living Room | M | 19.42X11.83 | Dining Room | M | 11.83X11 | Kitchen | M | 12.17X10 |
| Family Room | M | 19X12 | Primary Bedroom | U | 15X12 | Bedroom | U | 14.42X11 |
| Bedroom | U | 14X11.42 | Bedroom | U | 13.83X10 | Loft | U | 12.83X9.58 |
| Den | M | 9.17X9.08 | Breakfast Nook | M | 10X8.75 | 4 Piece En Bath | U | |
| Four Piece Bath | U | | Three Piece Bath | B | | Two Piece Bath | M | |

Baths: **1PC 0 2PC 1 3PC 1 4PC 0 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

1034 Dugald Road , Winnipeg R2J 0H1
Nghbrhd: **St Boniface**
Linc #: **006R031165000**
Type: **RD**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **1954/Older**
New Const: **No**
RMA: **4** BDA: **2**
Legal: **Lot:21 Blk:1 Plan:18**

Area: 2A MLS® #: 202512811
Schl Div: Winnipeg (WPG 1)
Gross Tax: \$3,277.79
Tax Yr: 2025 Status: Sold
Ed Tax: List Price: \$224,900
Imprv: Sell Price: \$223,000
Spc Lvy: Sell Date: 06/03/2025
Payout: DOM: 11

Remarks & Directions

Remarks: Offers as received. Charming 3 BEDROOM, 2 BATHROOM home – perfect for FIRST-TIME BUYERS! Step into this welcoming home, ideal for those entering the market or looking to downsize. Featuring a BRIGHT and airy family room with original HARDWOOD FLOORS, this space exudes warmth and character. The spacious kitchen is complete with a cozy dining area, bright WHITE CABINETRY, and included appliances. On the main floor, you'll find two comfortable bedrooms and a full 4 piece bathroom. The lower level was tastefully RENOVATED in 2010 with ICF construction, providing excellent insulation and durability. Downstairs features a large rec room, an additional bedroom and another 4 piece bathroom, ideal for guests or growing families. Notable updates include: shingles (2023), attic insulation (2019) and water softener (2019). Enjoy your morning coffee in the private, MOSTLY FENCED BACKYARD, complete with raised BOX GARDENS – perfect for green thumbs! This MOVE-IN-READY 3 BEDROOM HOME features practical upgrades and offers plenty of potential to make it your own. Don't miss this fantastic opportunity – book your private showing today!

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | Zoning: |
| Lot Dim: | Shape: | Acres: | Hectares: |
| Frnt Exp: | Survey: | Fndtion: | Concrete |
| Exterior: | Vinyl | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Rear Drive Access | | |
| Remodel: | | | |
| Site Influ: | Fenced, Private Yard, Treed Lot | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, No Pet Home, No Smoking Home | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer, Water Softener, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

| | | | | |
|---|---------------|---------------|--|---------------------------------|
| 315 Dumoulin Street , Winnipeg R2H 0E7 | | | Area: 2A | MLS® #: 202511225 |
| Nghbrhd: St Boniface | | | Schl Div: Gross Tax: \$5,911.06 | |
| Linc #: 006R060455000 | | | Tax Yr: 2025 | Status: Sold |
| Type: RD | | | Ed Tax: \$0.00 | List Price: \$579,900 |
| Use: Year-round | | | Imprv: \$0.00 | Sell Price: \$573,000 |
| Style: TWO | | | Spc Lvy: | Sell Date: 05/27/2025 |
| Yr Built/Age: 1940/ | | | Payout: | DOM: 9 |
| New Const: No | | | | |
| RMA: 8 | BDA: 4 | TBD: 4 | Baths: F2/H2 | |
| Legal: | | | | |
| Add Lgl: | | | | |

Remarks & Directions

Remarks: **Super location in North St Boniface. Upon entering this spacious home, you'll be pleasantly surprised by the large entrance and the understated quality and elegance throughout. The living room, is adjacent to the dining room, which is connected to the large kitchen. The kitchen has great working space, loads of cabinets, granite counters, & newer appliances. A two-story addition built in 1988 has added a family room, a two-piece bathroom on the main floor, and on the second floor it added a spacious primary bedroom w/a gorgeous & modern ensuite bathroom. The second floor houses a total of four bedrooms and two full bathrooms. There is a two-piece bathroom on the main level with main floor laundry and a 2 pc bath in the basement. The family room opens up to a large deck. The basement is partially developed with an office space w/closet. The insulated & heated double garage (24'x24') is a great bonus. Furnace & central air conditioning were replaced in 2022. Beautiful back yard with a cozy inviting deck. The shingles on the house & garage were replaced in October 2024. Next to a huge green space & forest called Lagimodiere-Gaboury park with fabulous trails, and riverside. Call now, Offers as received.**

Dir/GPS:

General Information

| | | | |
|---------------|--|-----------------------------------|-------------------|
| Basement: | Full | B Dev: Fully Finished | Zoning: R1 |
| FP Type/Fuel: | | # FP: | Hectares: |
| Lot Dim: | | Acres: | |
| Frnt Exp: | S | Fndtion: Concrete | |
| Exterior: | Stucco, Vinyl | Cnstrct: Wood Frame | |
| Roof: | Shingle | Water: Municipal/Community | |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: Municipal/Community | |
| Heating: | Forced Air | H Fuel: Natural gas | |
| Gas: | | Hydro: | |
| Parking: | Double Detached, Garage door opener, Heated, Insulated garage door, Insulated; Dim: 24' x 24' | | |
| Remodel: | Addition, Furnace, Other remarks, Roof Coverings, Windows | | |
| Site Influ: | Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Humidifier, Laundry - Main Floor, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-----------------|------------|--------------------|-----------------|------------|--------------------|----------------|------------|--------------------|
| Living Room | M | 20.17X11.67 | Dining Room | M | 11.33X9.83 | Kitchen | M | 13.83X10.83 |
| Family Room | M | 17.17X13.83 | Primary Bedroom | U | 14X13 | Bedroom | U | 14.83X11 |
| Bedroom | U | 10X8.75 | Bedroom | U | 13.25X10.67 | Den | B | 10.42X9.5 |
| 4 Piece En Bath | U | | Four Piece Bath | U | | Two Piece Bath | M | |
| Two Piece Bath | B | | Recreation Room | B | 17X12 | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 2 | 0 | 1 | 0 | 0 | # Ensuite: | 1PC |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |
| | | | | | | | | 0 |

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Property Type

82 Hill Street , Winnipeg R2H 2L4
 Nghbrhd: **Norwood**
 Linc #: **006R081266000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1943/Older**
 New Const: **No**
 RMA: **4**
 Legal:
 Add Lgl:

Liv Area: **68.56 M²/738 SF**
 Fin Bsmnt: **.00 M²/ SF**
 Lot Front: **10.06 M/33 F**
 Lot Dpth: **36.58 M/120 F**
 Lot Area:

Area: **2B**
 Schl Div: **Gross Tax: \$3,261.17**
 Tax Yr: **24**
 Ed Tax: **\$1,441.25**
 Imprv: **\$229.35**
 Spc Lvy:
 Payout:

MLS® #: **202513025**
 Status: **Sold**
 List Price: **\$319,900**
 Sell Price: **\$390,000**
 Sell Date: **06/03/2025**
 DOM: **8**

Remarks & Directions

Remarks: **SS Thurs. May 29- Offers considered June 3, 2pm. Norwood Sweetheart with Character & Charm, Upgrades & Style! 2 Bedroom, 2 Bath Bungalow on Desirable Hill Street! Good sized Bedrooms, Lovely White Kitchen w/ Tall Cupboards, Tiled Back Splash, Built-in Wine Rack, OTR Micro, Pot Lights, Under Cab Lighting and a Breakfast Bar. Lrg LR w/ Coved Ceiling, recently refinished Hardwood Floors, & plenty of room for a dinette. Main flr 4pc w/ Tiled Surround & Vessel sink. Finished Lower Level has modern Rec Room, 3rd bd.office (not egress). Also, Laundry/Utility room w/good storage. Lovely Fenced ('24) Back Yard w/ Wonderful 3 Seas Sun Room. Detached Garage & extra parking too! Updated; HE furn & Hwt '21, Newer Wnds, Electrical upgrade in 2014 (No knob & tube). Very Nice! Lucky You!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | 33 x 120 | Acres: | |
| Frnt Exp: | W | Fnction: | Concrete |
| Exterior: | Vinyl | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Detached, Garage door opener, Parking Pad, Plug-In | | |
| Remodel: | Bathroom, Electrical, Flooring, Furnace, Kitchen, Windows | | |
| Site Influ: | Fenced, Golf Nearby, Back Lane, Low maintenance landscaped, Park/reserve, Paved Street, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, Sunroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | freezer | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|---------------------------|--|------------------------|--|------------------------|------------------|
| Living/Dining room | M 10X17.5 | Kitchen | M 12.5X7.25 | Primary Bedroom | M 10X11.5 |
| Bedroom | M 9X10.5 | Four Piece Bath | M | Recreation Room | L 10X17.5 |
| Four Piece Bath | L | Bedroom | L 10X11 | Laundry Room | L |
| # Baths: | 1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0 | | |

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Property Type

567 Deniset Street , Winnipeg R2J 0P2

Nghbrhd: **Norwood**
Linc #: **006R031114000**

Type: **RD** Liv Area: **76.74 M2/826 SF**
Use: **Year-round** Fin Bsmnt: **69.68 M2/750 SF**
Style: **BNG** Lot Front: **.00 M/ F**
Yr Built/Age: **1955/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:

RMA: **4** BDA: **2** TBD: **3** Baths: **F2/H0**

Area: **2B** MLS® #: **202510909**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$3,619.65**

Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,588.54** List Price: **\$369,900**
Imprv: **\$278.00** Sell Price: **\$385,000**
Spc Lvy: Sell Date: **05/27/2025**
Payout: DOM: **7**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **SS May 21 - Offers May 27. Step into this beautifully remodeled gem - 826 sf on the main floor with 2 spacious bedrooms and a stylish 4 pcs bath. The open-concept layout features modern finishes, updated flooring, pot lighting, fresh paint, and a bright, welcoming newly finished kitchen with stainless appliances and loads of pantry space, perfect for entertaining! Out the patio doors off the kitchen, you'll find a gorgeous deck with a natural gas hookup, overlooking the landscaped backyard and your 26x22 detached double garage with 9' ceilings, 16x8' door, heated, with loads of storage and workspace. Downstairs, the fully finished basement offers even more living space with a large family room with feature wall, large bedroom and 4 pcs bath, ideal for your growing family. This turnkey home combines comfort, function, and charm-ready for you to move in and call it your own.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | S | Fndtn: | Concrete |
| Exterior: | Vinyl | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl Plank | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Detached, Heated, Insulated garage door, Insulated, Parking Pad; Enclsd: 2; Ttl: 4; Dim: 26 x 22 | | |
| Remodel: | Bathroom, Kitchen | | |
| Site Influ: | Fenced, Back Lane, Landscaped deck, Paved Street, Playground Nearby, Treed Lot | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No Pet Home, Smoke Detectors, Workshop | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, See remarks, Stove, TV Wall Mount, Washer | | |
| Gds Excl: | Sauna | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|-----------------|--|-----------------|--|-----------------|----------------------|
| Living Room | M 15.08X12.42 | Eat-In Kitchen | M 16.58X9.25 | Primary Bedroom | M 11.58X10.83 |
| Bedroom | M 11.83X9.83 | Four Piece Bath | M 7.83X5 | Recreation Room | L 21.83X11.17 |
| Bedroom | L 13.83X10.58 | Laundry Room | L 12.33X10.42 | Storage Room | L 11.08X3 |
| Four Piece Bath | L 7.25X5.5 | | | | |
| # Baths: | 1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0 | | |

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Property Type

| | | |
|--|--|------------------------------|
| 38 Glen Avenue , Winnipeg R2M 1V5 | Area: 2C | MLS® #: 202513303 |
| Nghbrhd: St Vital | Schl Div: Gross Tax: \$3,681.19 | |
| Linc #: 008R002110000 | Tax Yr: 2024 | Status: Sold |
| Type: RD | Ed Tax: \$1,551.71 | List Price: \$399,900 |
| Use: Year-round | Imprv: \$417.00 | Sell Price: \$515,000 |
| Style: BNG | Spc Lvy: | Sell Date: 06/04/2025 |
| Yr Built/Age: 1947/Older | Payout: | DOM: 8 |
| New Const: No | | |
| RMA: 5 | | |
| Legal: BDA: 2 | | |
| Add Lgl: TBD: 2 | Baths: F2/H0 | |

Remarks & Directions

Remarks: **Showings start now, Offers presented on Wednesday June 4 at 6pm. Welcome to this cozy and updated 2 bedroom bungalow located on a quiet street and a massive treed lot. Fully fenced and landscaped with beautiful stone patio (2022) Large shed with power, a second shed and front driveway for 4 cars. A detached garage could easily be added at the back of the house without sacrificing too much yard. The main floor features beautiful hardwood floors, large living room with lots of natural light, updated PVC windows, 2 bedrooms, updated 4pc bathroom (2023) Fully renovated kitchen (2022) with stainless steel appliances, tile backsplash, tons of cupboard space as well as pantry, dining room with wall to wall windows. The basement features a large recreation room with electric fireplace (2022) 3pc bathroom with tile shower (2022) Recently upgraded laundry room with newer washer & dryer (2021) Sump pump (2020) High efficiency furnace, Hot water tank (2024) Window wells (2023) Newer shingles, central a/c. The basement recreation space could be broken up into a third bedroom wth closet while keeping a large rec space. A few minutes walk to Dean Finley park, Glenlawn HS, Canoe club golf course and so much more.**

Dir/GPS:

General Information

| | | |
|---|-----------------------------------|-------------------|
| Basement: Full | B Dev: Fully Finished | Zoning: R1 |
| FP Type/Fuel: Insert/Electric | # FP: 1 | Hectares: |
| Lot Dim: | Acres: | |
| Frnt Exp: N | Shape: Normal | |
| Exterior: Vinyl, Wood Siding | Survey: | |
| Roof: Shingle | Fndtion: Concrete | |
| Flooring: Tile, Wood | Cnstrct: Wood Frame | |
| Heating: Forced Air | Water: Municipal/Community | |
| Gas: | Sewer: Municipal/Community | |
| Parking: Front Drive Access; Ttl: 4 | H Fuel: Natural gas | |
| Remodel: | Hydro: | |
| Site Influ: Fenced, Golf Nearby, Back Lane, Low maintenance landscaped, Landscaped patio, Park/reserve, Playground Nearby, Shopping Nearby | | |
| Features: Air Conditioning-Central, High-Efficiency Furnace, Microwave built in, Sump Pump | | |
| Gds Incl: Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See remarks, Stove, TV Wall Mount, Washer | | |
| Gds Excl: Security system, | | |
| Rnt Eqp: None; | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|---|----------|-------------------|---|----------|--------------------|------------------|----------|-------------------|
| Dining Room | M | 11.5X12.92 | Kitchen | M | 12.75X7.5 | Bedroom | M | 9.42X10.42 |
| Primary Bedroom | M | 10.5X11.5 | Living Room | M | 14.17X11.42 | Four Piece Bath | M | |
| Recreation Room | B | 22.83X29 | Laundry Room | B | | Three Piece Bath | B | |
| # Baths: 1PC 0 2PC 0 3PC 4PC 5PC 6PC | | | # Ensuite: 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC | | | | | |

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Property Type

690 River Road , Winnipeg R2M 5A4
Nghbrhd: **St Vital**
Linc #: **008R005552000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1977/Older**
New Const: **No**
RMA: **7** BDA: **4**
Legal:
Add Lql:

**Area: 2C MLS® #: 202512727
Schl Div: Louis Riel (WPG 51)
Gross Tax: \$5,107.03
Tax Yr: 2024 Status: Sold
Ed Tax: \$2,246.04 List Price: \$524,900
Imprv: \$382.25 Sell Price: \$605,000
Spc Lvy:
Payout: Sell Date: 06/03/2025
DOM: 8**

Remarks & Directions

Remarks: S/S May 26th. OTP on June 3rd. Rarely available 2,220 sf 2-storey situated steps away from the Red River and is surrounded by mature trees and city owned green space on 2 sides. This home has a modern take on a traditional floor plan with a large formal dining room at the front with a living room that is HUGE that is finished with upgraded flooring, PVC windows (2022) and a Tyndall stone covered wood burning fireplace. The eat-in kitchen has been updated (2015) with 2-tone cabinetry a large island, peninsula, granite counter tops, white appliances and backsplash. Upstairs there are 4 large bedrooms with an updated main bathroom with a large primary that has lots of room for furniture, full ensuite bath and 2nd storey balcony overlooking the backyard. The basement is fully finished with a large rec-room and storage space. The backyard is spectacular with a HUGE deck that has a covered BBQ nook that is surrounded by a sit down bar. This home also has a large single attached garage and a large parking pad for at least 4 vehicles. Other upgrades include: Shingles (2018), HWT (2021), Furnace + A/C (2022), Attic Insulation (2021) and Exterior Siding (2022).

Dir/GPS:

General Information

| | | | | |
|----------------------|--|-----------------|----------------------------|--------------------------|
| Basement: | Full | B Dev: | Fully Finished | |
| FP Type/Fuel: | Stone/Wood | # FP: | | Zoning: R1 |
| Lot Dim: | | Acres: | | Hectares: |
| Frnt Exp: | | Fndtion: | Concrete | |
| Exterior: | Brick & Siding, Stucco | Cnstrct: | | |
| Roof: | Shingle | Water: | Municipal/Community | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community | |
| Heating: | Forced Air | H Fuel: | Natural gas | |
| Gas: | | Hydro: | | |
| Parking: | Single Attached; Enclsd: 1; Ttl: 5 | | | |
| Remodel: | | | | |
| Site Influs: | Fenced, Landscaped deck, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation | | | |
| Features: | Air Conditioning-Central, Garburator | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer | | | |
| Gds Excl: | | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| <u>Room</u> | | <u>L</u> | <u>Dimen</u> | <u>Room</u> | | <u>L</u> | <u>Dimen</u> | <u>Room</u> | | <u>L</u> | <u>Dimen</u> |
|-----------------------|------------|------------------|--------------|------------------------|------------|------------------|--------------|------------------------|------------|-------------------|--------------|
| Living Room | M | 19.4X32.6 | | Kitchen | M | 15.2X15.7 | | Dining Room | M | 11.6X11.3 | |
| One Piece Bath | M | | | Primary Bedroom | U | 15.3X14.3 | | 3 Piece En Bath | U | | |
| Bedroom | U | 12X9.1 | | Four Piece Bath | U | | | Bedroom | U | 11.6X10.11 | |
| Bedroom | U | 9.2X13.11 | | Recreation Room | B | 29X17.11 | | | | | |
| | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> |
| # Baths: | <u>1</u> | <u>0</u> | <u>0</u> | <u>1</u> | <u>0</u> | <u>0</u> | # Ensuite: | <u>0</u> | <u>0</u> | <u>1</u> | <u>0</u> |
| | | | | | | | | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |

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Property Type

| | | |
|---|--------------------------------------|-----------------------------------|
| 19 Mager Drive W, Winnipeg R2M 0R9 | Area: 2C | MLS® #: 202512813 |
| Nghbrhd: Elm Park | Schl Div: Louis Riel (WPG 51) | |
| Linc #: 008R000503000 | Gross Tax: \$6,532.87 | |
| Type: RD | Tax Yr: 2024 | Status: Sold |
| Use: Year-round | Ed Tax: \$2,940.37 | List Price: \$799,900 |
| Style: SP4L | Imprv: \$347.50 | Sell Price: \$799,900 |
| Yr Built/Age: 1941/ | Spc Lvy: | Sell Date: 06/02/2025 |
| New Const: No | Payout: | DOM: 10 |
| RMA: 8 | BDA: 3 | TBD: 3 Baths: F2/H1 |
| Legal: LBP 17 1862 107/109 ST B | | |

Remarks & Directions

Remarks: **S/S MAY 26 OFFERS JUNE 2. This remod 3+BD,3 bath waterfront home w/stunning views is sure to impress! Enter the spacious 2 story foyer & make your way to the sunken FR w/engineered HWF's(thruout most of the home),wood stove FP,fir to ceiling wdws,10' ceilings,patio dr to mn fir deck & panoramic views. Remod custom KT w/quartz counters,tile backsplash,S.S. appls,duel fuel stove,gas & electric,abundance of cabinetry,garden dr to deck. Formal DR,mn fir office w/OFP,mn fir 2pc bath. 3 BDs on upper level,skylight,PBD suite w/vaulted ceilings,wall to wall closets,spa like ensuite w/roughed in sauna.2 other large BDs,custom upper-level laundry rm w/quartz counters,cork flrg,loads of cabinetry,5pc mn bath w/quartz counters,cork fir,oversized tub. Hallway access to upper-level deck w/river views. Great location,part finished lower level,attached oversize single garage,insulated & boarded.Large river lot,lightly treed,deck w/panoramic river views.Upgrades include engineered HW & cork flrg,KT,baths,triple pane wdws,drs,hi-eff furn,HWT,c/air & more. With quality & designer décor thruout,attention to detail,pride of ownership,this home is sure to move you. Too much to list,this home must be seen to be appreciated.**

Dir/GPS:

General Information

| | | | |
|---|-----------------------------------|-----------------------------------|-------------------|
| Basement: Crawl space, Full | B Dev: Partially Finished | | |
| FP Type/Fuel: Brick Facing, Insert, Stove/Wood | # FP: 2 | Zoning: R1 | |
| Lot Dim: S | Shape: Survey: | Acres: | Hectares: |
| Frnt Exp: Other-Remarks, Wood Siding | Fndtn: Concrete | Cnstrct: Wood Frame | |
| Exterior: Shingle | Water: Municipal/Community | Sewer: Municipal/Community | |
| Roof: Cork, See remarks, Tile, Wood | H Fuel: Natural gas | Hydro: | |
| Flooring: Forced Air, See remarks | | | |
| Heating: | | | |
| Gas: | | | |
| Parking: Single Attached, Front Drive Access, Garage door opener, Insulated, Oversized, Paved Driveway; Dim: 14 x 21 | | | |
| Remodel: Addition, Bathroom, Flooring, Furnace, Kitchen, Other remarks, Windows | | | |
| Site Influ: Fruit Trees/Shrubs, Landscaped deck, Playground Nearby, Riverfront, River View, Shopping Nearby, Public Transportation, Treed Lot | | | |
| Features: Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Microwave built in, No Smoking Home, Porch, Skylight, Smoke Detectors | | | |
| Gds Incl: Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer | | | |
| Gds Excl: Stand Up Freezer | | | |
| Rnt Eqp: None; | | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|---|----------|--------------------|---|----------|--------------------|------------------------|----------|--------------------|
| Dining Room | M | 12.75X10.67 | Eat-In Kitchen | M | 17.58X13.42 | Family Room | M | 20.58X19.25 |
| Den | M | 13.58X11.17 | Primary Bedroom | U | 17.58X13.42 | Bedroom | U | 14.75X10 |
| Bedroom | U | 18.58X12.17 | Laundry Room | U | 15X8.25 | Other | B | 21X10 |
| Storage Room | B | 11X10 | Two Piece Bath | M | | Five Piece Bath | U | |
| 3 Piece En Bath | U | | | | | | | |
| # Baths: 1PC 0 2PC 1 3PC 4PC 5PC 1 6PC 0 | | | # Ensuite: 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | | | | |

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Property Type

26 St Vital Road , Winnipeg R2M 1Z3

Nghbrhd: **Norberry**
Linc #: **008R003709600**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1956/Older**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **57.97 M2/624 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **10.06 M/33 F**
Lot Dpth: **27.13 M/89 F**
Lot Area: **273.23 M2/2,941 SF**
TBD: **1** Baths: **F0/H0**

Area: **2C** MLS® #: **202510333**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$2,530.88**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$229.35** List Price: **\$159,900**
Imprv: **\$229.35** Sell Price: **\$150,000**
Spc Lvy: Sell Date: **06/02/2025**
Payout: DOM: **26**

Remarks & Directions

Remarks: **Home sold "as is"...Allow 5 business days for offer acceptance...624 sq. ft. bungalow with single detached garage in Norberry. Home features one bedroom, one 4 piece bath, main floor laundry, living room with wood burning stove (may or may not meet code), hardwood floors and a ductless wall mount air conditioner. Kitchen opens to the living room. Appliances are included and possession can be quick. Single garage measures 12 x 16. NOTE: The hot water tank is not connected to the meter and requires connection by a certified electrician...All measurements (+-) jogs.**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | None | B Dev: | |
| FP Type/Fuel: | Stove/Wood | # FP: | |
| Lot Dim: | | Acres: | Zoning: |
| Frnt Exp: | | Survey: | Hectares: |
| Exterior: | Vinyl | Fndtion: | Not known |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Vinyl, Wood | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Single Detached, Rear Drive Access; Dim: 12 x 16 | | |
| Remodel: | | | |
| Site Influ: | Fenced, Flat Site, Back Lane, Paved Lane, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air conditioning wall unit, Laundry - Main Floor, Main floor full bathroom | | |
| Gds Incl: | Alarm system, Dryer, Refrigerator, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | |
|------------------------|---|--------------------|------------|--------------------|------------|--------------------|------------|---------------------|------------|------------------|------------|
| Eat-In Kitchen | M | 10.58X11.42 | L | Living Room | M | 11.83X15.42 | L | Laundry Room | M | 9.17X8.58 | L |
| Primary Bedroom | M | 9.17X11.5 | | | | | | | | | |
| # Baths: | 1PC | 0 | 2PC | 0 | 3PC | 0 | 4PC | 0 | 5PC | 0 | 6PC |
| | # Ensuite: 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC | | | | | | | | | | |

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Property Type

93 Vivian Avenue , Winnipeg R2M 0E6

Nghbrhd: **St Vital**
Linc #: **008R000237100**

Type: **SA** Liv Area: **111.48 M2/1,200 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **7.62 M/25 F**
Yr Built/Age: **1977/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area: **237.27 M2/2,554 SF**
RMA: **5** BDA: **3** TBD: **3** Baths: **F1/H1**

Schl Div: **2D** Gross Tax: **\$3,249.83**
Tax Yr: **2024** Ed Tax: **\$1,462.29**
Imprv: **\$173.75** Status: **Sold**
Spc Lvy: List Price: **\$299,900**
Payout: Sell Price: **\$310,000**
DOM: **10** Sell Date: **06/09/2025**

Legal:
Add Lgl: **LBP 21 4 1007 105 ST B**

Remarks & Directions

Remarks: **Showings start June 4. Offers June 9. FIRST TIME BUYERS OR INVESTORS! This 2 story home is well located in desirous St.Vital. Featured are 3 bedrooms, 1 1/2 baths and large eatin kitchen and living area. The current long term owner has taken great pride in her gardens in the front and rear. The back deck offers a private secluded area in which to enjoy the landscaping and a shed provides the necessary storage. Parking is a car pad just steps to the back door. Windows and doors replaced approx. 12 years ago, cn air and high eff furnace 2016, roof approx. 7 years ago and newer washer and dryer. Possession can be quick.**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Unfinished | Zoning: | R2 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Stucco, Wood Siding | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Vinyl | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | No Garage, Parking Pad; Ttl: 1 | | | | |
| Remodel: | Furnace, Roof Coverings, Windows | | | | |
| Site Influ: | Back Lane, Landscaped deck, Shopping Nearby | | | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Furnace, Sump Pump | | | | |
| Gds Incl: | Dryer, Refrigerator, Stove, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen | |
|------------------------|------------|--------------------|-----------------------|------------|------------------|------------------------|------------|-----------------|------------|
| Living Room | M | 15.25X14.25 | Eat-In Kitchen | M | 14.3X14.3 | Primary Bedroom | U | 12.3X9.5 | |
| Bedroom | U | 11X9.5 | Bedroom | U | 9.3X9.5 | Two Piece Bath | M | | |
| Four Piece Bath | U | | | | | | | | |
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | | |
| | 0 | 1 | 0 | 1 | 0 | 0 | | | |
| | | | | | | | | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | | | | 0 | 0 | 0 | 0 | 0 | 0 |

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Property Type

94 Stranmillis Avenue , Winnipeg R2M 0K1

Nghbrhd: **St Vital**
Linc #: **008R000620500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1931/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **94.30 M2/1,015 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **4** Baths: **F2/H0**

Area: **2D** MLS® #: **202512909**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,272.00**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,757.00** List Price: **\$325,000**
Imprv:
Spc Lvy:
Payout:
Sell Price: **\$375,000**
Sell Date: **06/02/2025**
DOM: **9**

Remarks & Directions

Remarks: **Showings start now Offer Date June 2 2025. Welcome to 94 Stranmillis in the vibrant St. Vital! Set on a generous 50' wide lot, this fully finished bungalow offers the perfect blend of family comfort and hobbyist flexibility. The main floor features a bright, upgraded kitchen with soft-close drawers, a large island, garden doors to the deck, and vinyl plank/laminate flooring throughout. With 2 bedrooms and a full bath on the main level, the layout is both practical and inviting. Downstairs, enjoy a large rec room, 2 more bedrooms (with windows that meet egress), a second bath, and cold storage. One lower-level bedroom has a private sitting area—ideal for a rental setup or multi-generational living. The insulated attached garage (13'6" x 23') is perfect for everyday use, while the 24' x 22' heated shop with fire-rated drywall is a dream for hobbyists, small business owners, or storage. Central air, high-eff furnace, triple-pane windows, newer shingles—move-in ready and packed with potential!**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Vinyl | Cnstrct: | |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Attached, Double Detached | | |
| Remodel: | | | |
| Site Influ: | Back Lane, Paved Lane, Paved Street, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Workshop | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | | |
|------------------|------------|-----------------|------------|-------------|------------|-------------------|------------|-----------------|------------|------------------|------------|------------|
| Kitchen | M | <u>9.1X18.4</u> | | Dining Room | M | <u>13.4X12</u> | | Living Room | M | <u>13.2X14.9</u> | | |
| Primary Bedroom | M | <u>9.1X13.7</u> | | Bedroom | M | <u>10.11X10.6</u> | | Recreation Room | L | <u>12.5X17.4</u> | | |
| Bedroom | L | <u>9.2X12.9</u> | | Bedroom | L | <u>12.2X10.8</u> | | Four Piece Bath | M | | | |
| Three Piece Bath | L | | | | | | | | | | | |
| | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> |
| # Baths: | <u>0</u> | <u>0</u> | <u>1</u> | <u>1</u> | <u>0</u> | <u>0</u> | # Ensuite: | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |

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Property Type

60 Kingswood Avenue , Winnipeg R2R 0E6

Nghbrhd: **St Vital**
Linc #: **008R001837500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1951/**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **77.30 M2/832 SF**
Fin Bsmnt: **65.03 M2/700 SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **31.09 M/102 F**
Lot Area:

TBD: **2** Baths: **F2/H0**

Area: **2D**
Schl Div: **Gross Tax: \$3,921.52**
Tax Yr: **24**
Ed Tax: **\$1,699.00**
Imprv: **\$347.50**
Spc Levy:
Payout:

MLS® #: **202510283**
Status: **Sold**
List Price: **\$330,000**
Sell Price: **\$330,000**
Sell Date: **06/06/2025**
DOM: **28**

Remarks & Directions

Remarks: **Calling all Investors, speculators, handy persons(s). Solid Tenant occupied home on a 50 X 102 foot lot in Sunny St Vital paying \$1700 per month and wish to remain. Some nice upgrades including kitchen cabinets, Quartz counter top, High Efficient furnace, low maintenance exterior, windows. Home will require some personal touches. Fabulous location surrounded by all levels of schools, shopping, golf, YMCA, bus transportation and easy access to main Hwy 1 east.**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | N | Fndtion: | Concrete |
| Exterior: | Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Detached, Rear Drive Access | | |
| Remodel: | Bathroom, Exterior, Furnace, Kitchen, Other remarks, Windows | | |
| Site Influ: | Paved Lane, Paved Street, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace | | |
| Gds Incl: | See remarks | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | | | Room | Dimen | | | Room | Dimen | | | |
|-------------|------------|--------------|----------|--------------|-----------------|------------|-----------------|------------------|------------|--------------|------------|--------------|
| Living Room | M | 16.58 | X | 12.08 | Kitchen | M | 10X10 | Primary Bedroom | M | 12.17 | X | 10.17 |
| Bedroom | M | 10.33 | X | 10.17 | Four Piece Bath | M | | Recreation Room | B | 19.5 | X | 11.25 |
| Other | B | 9.83 | X | 9.5 | Other | B | 9.5X8.75 | Three Piece Bath | B | | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC | 4PC |
| # Baths: | 0 | 0 | | 1 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 0 | 0 |

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Property Type

18 Egerton Road , Winnipeg R2M 2V5

Nghbrhd: St Vital
Linc #: 008R000171500
Type: RD
Use: Year-round
Style: TWO
Yr Built/Age: 2007/
New Const: No
RMA: 8
Legal:
Add Lgl:

Liv Area: 187.57 M²/2,019 SF
Fin Bsmnt: .00 M²/ SF
Lot Front: 16.15 M/53 F
Lot Dpth: .00 M/ F
Lot Area:

TBD: 3 Baths: F2/H0

Area: 2D
Schl Div: Winnipeg (WPG 1)
Gross Tax: \$5,981.12
Tax Yr: 24
Ed Tax: \$2,666.85
Imprv: \$371.13
Spc Lvy:
Payout:

MLS® #: 202511625
Status: Sold
List Price: \$649,900
Sell Price: \$726,000
Sell Date: 06/03/2025
DOM: 9

Remarks & Directions

Remarks: Showings Start May 28 | Offers Reviewed June 3 | Welcome to scenic Egerton Road—a rare gem nestled in the heart of Old St. Vital. This beautifully crafted, custom-built home sits across from a park with unobstructed views of the Seine River, offering the perfect blend of nature, community and timeless design. Meticulously maintained by its original owners and designed by renowned architect Will Richard, the home features vaulted ceilings, expansive windows, rich hardwood floors, high-end cabinetry and elegant oak railings with modern glass accents that will make you proud to call this house your home. Enjoy your private 2nd-level deck overlooking treetops and the tranquil Seine River. The primary bedroom includes a spacious walk-in closet and convenient laundry area. The versatile main floor offers a large family room, kitchenette, a large bedroom, and full bathroom - ideal as a guest suite, Airbnb or simply the ideal place to watch the latest Netflix series. A finished basement adds so much living space - a rec room, home gym & kid's play area plus ample storage. And to top it all off, a dream garage for up to 3 vehicles, complete with in-floor heat and a workshop. Don't miss this rare opportunity!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|-----------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R2 |
| Frnt Exp: | | Fndtion: | Preserved Wood |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Electric |
| Gas: | | Hydro: | |
| Parking: | Double Attached, Triple Attached, Heated, Oversized, Workshop; Encldsd: 3; Ttl: 6 | | |
| Remodel: | Flooring | | |
| Site Influ: | Golf Nearby, Low maintenance landscaped, Landscaped deck, Playground Nearby, River View, Shopping Nearby, View | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, Heat recovery ventilator, Hood Fan, Jetted Tub, Main floor full bathroom, Structural wood basement floor, Sump Pump, Workshop | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwave, Stove, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|------------------------|----------|-------------------|------------------------|----------|-------------------|------------------------|----------|-----------------|
| Eat-In Kitchen | U | 13X11 | Living Room | U | 19X15.75 | Dining Room | U | 16X10 |
| Primary Bedroom | U | 11.33X9.92 | Walk-in Closet | U | 11.33X5.58 | Bedroom | U | 9.92X9 |
| Four Piece Bath | U | | Family Room | M | 23X18 | Bedroom | M | 11.42X11 |
| Four Piece Bath | M | | Recreation Room | B | 34X10.67 | Recreation Room | B | 12X10.58 |
| Storage Room | B | 11X7 | | | | | | |

Baths: **1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

28 St Elmo Road , Winnipeg R2M 3H3

Nghbrhd: **St Vital**
Linc #: **008R002001000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1949/Older**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **62.43 M2/672 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **36.58 M/120 F**
Lot Area: **557.42 M2/6,000 SF**
TBD: **2** Baths: **F1/H0**

Area: **2D** MLS® #: **202512965**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$3,235.00**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,372.00** List Price: **\$279,900**
Imprv: **\$347.00** Sell Price: **\$335,000**
Spc Lvy: Sell Date: **06/02/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: **S/S May 27, OH May 31 from 2 - 4 pm, OTP June 2 at 7 pm. Adorable 2 bedroom character bungalow located on a quiet street in old St. Vital. This well maintained affordable home is a perfect starter or great as a downsize. Kitchen includes all appliances and the fold down kitchen table. Cozy living room has large picture window and laminate flooring. 2 decent sized bedrooms with large windows and main floor bath. Downstairs has dry bar for entertaining and carpeted rec room. Good sized laundry room with washer and dryer. Outside we have loads of space for whatever you desire. Good sized deck, sprawling backyard with beautiful mature trees. Fully fenced and the back fence was just replaced! Single detached garage with front drive and great space behind. You could park 2 cars, boats, toys, by just putting a larger gate in with access from the back lane. Located close to all amenities, shopping, transit, churches, schools, parks, golfing and walking distance from some! Great location. Don't miss this one. Welcome home!**

Dir/GPS: **Runs off Hull Avenue**

General Information

| | | | | | |
|---------------|--|---------|-----------------------|-----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | E | Shape: | Normal | Fndtn: | Concrete |
| Exterior: | Stucco | Survey: | | Cnstrct: | Wood Frame |
| Roof: | Shingle | | | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Tile | | | Sewer: | Municipal/Community |
| Heating: | Forced Air | | | H Fuel: | Natural gas |
| Gas: | Actual \$30.00/M | | | Hydro: | Actual \$65.00/M |
| Parking: | Single Detached, Front Drive Access; Encldsd: 1; Ttl: 5 | | | | |
| Remodel: | Other remarks | | | | |
| Site Influ: | Fenced, Back Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot | | | | |
| Features: | Air Conditioning-Central, Bar dry, Deck, Main floor full bathroom, Microwave built in, No Smoking Home, Smoke Detectors | | | | |
| Gds Incl: | Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer | | | | |
| Gds Excl: | Freezer, bar fridge | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | | Dimen | Room | | Dimen | Room | | Dimen |
|-----------------|------------|-------------------|-----------------|------------|-------------------|-----------------|------------|-------------------|
| Living Room | M | 14X11.83 | Kitchen | M | 10.75X10.5 | Primary Bedroom | M | 10.07X9.75 |
| Bedroom | M | 10.92X8.58 | Four Piece Bath | M | | Laundry Room | B | 11.5X6.75 |
| Recreation Room | B | 23.5X10 | Other | B | 10.5X10.42 | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 0 | 0 | 1 | 0 | 0 | # Ensuite: | 0 |
| | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

153 Vista Avenue , Winnipeg R2M 4Y6

Nghbrhd: **St Vital**
Linc #: **008R006757700**
Type: **RD**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **1975/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl: **LBP 8 1 12030 57/8 ST V**

Liv Area: **85.84 M2/924 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **16.76 M/55 F**
Lot Dpth: **31.09 M/102 F**
Lot Area: **525.92 M2/5,661 SF**

TBD: **4** Baths: **F1/H1**

Area: **2E**
Schl Div: **Gross Tax: \$3,934.14**
Tax Yr: **24**
Ed Tax: **\$1,688.48**
Imprv: **\$382.25**
Spc Levy:
Payout:

Status: **Sold**
List Price: **\$299,900**
Sell Price: **\$367,000**
Sell Date: **06/09/2025**
DOM: **7**

Remarks & Directions

Remarks: **S/S June 4th Offers presented June 9th in evening. Welcome to this long time cherished family home South St. Vital! 4-bedrooms, 1.5-bath residence features a partially finished basement and is situated on a quiet street. The spacious living and dining area boasts a large picture window that floods the space with natural light from the south. The kitchen offers ample cupboard space and overlooks a park-like backyard. The main floor includes two bedrooms and a 4-piece bathroom. The lower level features a generous rec room that can be customized to your liking, along with two additional bedrooms and a convenient 2-piece bath. Step outside to the fully fenced backyard, complete with a deck, shed, and potential garden area, all backing onto a private green space. All appliances are included. This home is ready for your personal touch—call today to schedule a viewing!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | S | Fndtng: | Concrete |
| Exterior: | Brick, Wood Siding | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | Budget \$120.00/M | Hydro: | Budget \$85.00/M |
| Parking: | Front Drive Access, No Garage, Paved Driveway | | |
| Remodel: | | | |
| Site Influ: | Fenced, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer | | |
| Gds Excl: | none | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|------------------------|------------|--------------|---------------|------------------------|------------|--------------|--------------|-----------------------|------------|--------------|---------------|
| Living Room | M | 14.84 | X14.32 | Dining Room | M | 10.36 | X8 | Kitchen | M | 12.68 | X10.02 |
| Primary Bedroom | M | 14X11 | | Bedroom | M | 11.55 | X8.62 | Bedroom | B | 13.34 | X9.1 |
| Bedroom | B | 10.78 | X7.51 | Four Piece Bath | M | | | Two Piece Bath | B | | |
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC |
| | 0 | 1 | 0 | 1 | 0 | 0 | | | 0 | 0 | 0 |
| | | | | | | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

46 Woodyell Avenue , Winnipeg R2M 2T9

Nghbrhd: Meadowood
Linc #: 008R005100600
Type: RD
Use: Year-round
Style: BNG
Yr Built/Age: 1972/Older
New Const: No
RMA: 4 BDA: 3 TBD: 4 Baths: F1/H0
Legal: Lot:11 Blk:5 Plan:1961
Add Lgl: LBP 11 5 1961 53/6 ST V

Area: 2E
Schl Div:
Gross Tax: \$3,755.54
Tax Yr: 24
Ed Tax: \$1,620.10
Status: Sold
List Price: \$289,000
Imprv:
Spc Levy:
Payout:
Sell Price: \$331,000
Sell Date: 06/03/2025
DOM: 12

Remarks & Directions

Remarks: Showings start 05/23, Open house May 31 2-4pm, Offers due June 2 @ 6:00 (48hrs to review) **Prime Location!** Calling all investors and renovators! Located in one of the city's most desirable neighborhoods, this fixer-upper is bursting with potential. With a full basement, large backyard, and double detached garage, it's the perfect canvas for your next project. Unlock the value in this unbeatable location—opportunities like this are rare!

Dir/GPS:

General Information

| | | | |
|---------------|----------------------------|----------|----------------------------|
| Basement: | Full | B Dev: | |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | | Survey: | Hectares: |
| Exterior: | Brick & Siding | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Detached | Hydro: | |
| Remodel: | | | |
| Site Influ: | Fenced | | |
| Features: | | | |
| Gds Incl: | | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | M | L | Dimen | Room | M | L | Dimen | Room | M | L | Dimen |
|------------------------|------------|--------------------|-------|----------------|------------|-------------------|------------|---------------------|------------|------------------|------------|
| Bedroom | M | 9.7X8.95 | | Bedroom | M | 9.7X8.95 | | Bedroom | M | 11.9X11.1 | |
| Four Piece Bath | M | 8X4.93 | | Kitchen | M | 12.67X11.9 | | Laundry Room | B | 13.55X6.9 | |
| Recreation Room | B | 28.73X16.39 | | Bedroom | B | 10.59X8.7 | | | | | |
| | 1PC | 2PC | | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC |
| # Baths: | 0 | 0 | | 0 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 0 |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

| | | |
|--|--------------------------------------|------------------------------|
| 45 Sandale Drive , Winnipeg R2N 1A1 | Area: 2F | MLS® #: 202511534 |
| Nghbrhd: South Glen | Schl Div: Louis Riel (WPG 51) | |
| Linc #: 8959000149121 | Gross Tax: \$0.00 | |
| Type: MH | Tax Yr: 2025 | Status: Sold |
| Use: Year-round | Ed Tax: | List Price: \$259,900 |
| Style: BNG | Lot Front: | Imprv: |
| Yr Built/Age: 2016/Older | Lot Dpth: | Spc Lvy: |
| New Const: No | Lot Area: | Payout: |
| RMA: 8 | TBD: 3 | |
| Legal: | BDA: 3 | |
| Add Lgl: Moduline Industries :see remarks | | |

Remarks & Directions

Remarks: Offers Sun June 1st eve.*Southglen Park* Welcome to 45 Sandale Dr. in St. Vital This Adorable Family Home situated on a quiet lot in the heart of St. Vital features 3+ Brs, 2 Baths, 1,472+/- sq.ft & parking for 2 vehicles. This bungalow style MH offers a spacious open space living room/dining room with eat-in kitchen for those large family gatherings with plenty of pantry space & 6 Appliances. The functionality of this floor plan offers 3 bedrooms with the primary sporting a walk-in closet and 3 Pce. ensuite with the possibility of converting the 4 seasons sunroom to a 4th Bedroom space separate from the main home for those teenagers/in-laws needing some private space. Options include Dual-pane low-e argon Windows, 34' x 10' Deck, 10' x 10' Pergola, 14' x 12' insulated Shed..... and More! Lot fees are \$623.90/mo. & include sewer, water, taxes, snow cleaning (common areas) & lot lease. The park has a seasonal salt water swimming pool, community hall, large storage facility with Schools, Shopping & Transportation and much more. Don't miss this opportunity to own this Awesome Home and all this community has to offer!

Dir/GPS: St. Anne's Rd. to Compark Rd. turn right on Springwood Dr. turns into Sandale Rd. then go to #47 and street right after that turn right

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | None | B Dev: | |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Survey: | |
| Exterior: | Vinyl | Fndtn: | See remarks |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Vinyl | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Electric |
| Parking: | Parking Pad; Ttl: 2 | Hydro: | |
| Remodel: | Other remarks | | |
| Site Influ: | No Back Lane, Paved Street, Playground Nearby, Public Swimming Pool, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Deck, Heat recovery ventilator, Laundry - Main Floor, Main floor full bathroom, Microwave built in, No Pet Home, No Smoking Home, Smoke Detectors, Sunroom | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | Pr. Br drapes, cabinet in hallway, freezer | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|---|----------------------|---|----------------------|------------------------|----------------------|
| Living Room | M 14.58X13.67 | Eat-In Kitchen | M 14.75X14.58 | Primary Bedroom | M 14.58X12.08 |
| 3 Piece En Bath | M | Walk-in Closet | M | Bedroom | M 9.33X7.5 |
| Bedroom | M 9.33X11.33 | Four Piece Bath | M | Sunroom | M 15X11 |
| Laundry Room | M 10X8.5 | | | | |
| # Baths: 1PC 0 2PC 0 3PC 4PC 5PC 6PC | | # Ensuite: 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | | |

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Property Type

26 Thornewood Avenue , Winnipeg R2N 1K5

Nghbrhd: **River Park South**
Linc #: **008R007338000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1981/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **112.97 M2/1,216 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.85 M/52 F**
Lot Dpth: **36.58 M/120 F**
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **2F** MLS® #: **202511465**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,698.90**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,061.94** List Price: **\$489,900**
Imprv: **\$361.40** Sell Price: **\$480,000**
Spc Lvy: Sell Date: **06/01/2025**
Payout: DOM: **12**

Remarks & Directions

Remarks: **NO BIDDING WAR! Offers presented as rec'd. Fantastic family home located in desirable location of River Park South backing into walking path. As you enter to the left is spacious living room with HWF's leading to primary room w/ 2pc ensuite and HUGE 2nd bedroom that can easily be converted back to 2 bedrooms. Eat-in kitchen w/ tile backsplash & S/S appliances opens to cozy sunken family room with fireplace and sliding doors to a beautiful sunroom & deck. Finished basement with huge recroom, 3pc bath, laundry room and spacious bedroom (window may not meet egress code). Single attached garage, central-air & HE furnace. Conveniently located by schools, shopping, transit and many restaurants - this home is move-in ready! Some photos virtually staged**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | | Hectares: | |
| Lot Dim: | | Shape: | | | |
| Frnt Exp: | | Survey: | | | |
| Exterior: | Stucco | Fndtn: | Concrete | | |
| Roof: | Shingle | Cnstrct: | | | |
| Flooring: | Wall-to-wall carpet, Wood | Water: | Municipal/Community | | |
| Heating: | Forced Air | Sewer: | Municipal/Community | | |
| Gas: | | H Fuel: | Natural gas | | |
| Parking: | Single Attached | Hydro: | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, Sunroom | | | | |
| Gds Incl: | | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--------------------|-------------------------|--------------------|------------------------|--------------------|
| Living Room | M 15.1X13.4 | Eat-In Kitchen | M 16.7X10.2 | Family Room | M 14.7X11.7 |
| Four Piece Bath | M | Primary Bedroom | M 14.8X10.2 | 2 Piece En Bath | M |
| Bedroom | M 19.5X9.11 | Three Piece Bath | B | Bedroom | B 21X11.5 |
| Recreation Room | B 24.1X12.7 | Laundry Room | B 12X12 | Sunroom | M 18.4X12.6 |

| | | | | | | | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|--|-------------------|------------|------------|------------|------------|------------|------------|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| | 0 | 0 | 1 | 1 | 0 | 0 | | | 0 | 1 | 0 | 0 | 0 | 0 |

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Property Type

6 Hochman Avenue , Winnipeg R2N 3Y5

Nghbrhd: **River Park South**
Linc #: **008R008280300**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1996/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **149.76 M2/1,612 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth:
Lot Area:

TBD: **4** Baths: **F3/H1**

Area: **2F**

Schl Div:
Gross Tax: **\$5,190.88**
Tax Yr: **24**
Ed Tax:
Imprv: **\$278.00**
Spc Levy:
Payout:

MLS® #: **202511394**

Status: **Sold**
List Price: **\$499,900**
Sell Price: **\$521,000**
Sell Date: **06/01/2025**
DOM: **12**

Remarks & Directions

Remarks: **S/S Tues May 27, offers Sun June 1. Pride of ownership lives here & it is evident as you walk through this gorgeous 2 storey 4 bedroom family home in beautiful River Park South. Home features a bright & beautiful layout and plenty of room for your family. Have you ever wanted more cupboards in your kitchen? Not anymore, this kitchen is gorgeous with so many cabinets and tons of counter space, it's a dream come true. Upstairs you will find 3 spacious bedrooms. Master bedroom has walk in Ikea closets and an ensuite bath. Many upgrades to this home have already been completed so you can just move in and enjoy. Renos include: most windows (2018 & 2019), Furnace and hot water tank (2019), Kitchen (2011), Bathrooms (2018), Shingles (2011), Flooring on main and upper level (2020), low flow toilets & LED lights. Outside enjoy the patio with pergola/gazebo, play structure and storage shed for your toys. Plenty of space for your family to work, rest and play. Don't delay, come see this one today!**

Dir/GPS:

General Information

| | | | |
|---------------|---|-----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing/Gas | # FP: | 2 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | N | Fndtions: | Concrete |
| Exterior: | Stucco | Cnstrct: | Wood Frame |
| Roof: | Tar & Gravel | Water: | Municipal/Community |
| Flooring: | Laminate, Tile | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached | | |
| Remodel: | Bathroom, Flooring, Furnace, Kitchen, Windows | | |
| Site Influ: | Fenced, Playground Nearby, Shopping Nearby, Treed Lot | | |
| Features: | Air Conditioning-Central, Closet Organizers, High-Efficiency Furnace, No Smoking Home, Patio, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener remote(s), Microwave, Play structure, Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|-----------------|------------------------------------|------------------|--|----------------|----------------------|
| Living Room | M 14.42X14.42 | Dining Room | M 10.83X7 | Kitchen | M 18.08X10.83 |
| Family Room | M 15.75X14.42 | Primary Bedroom | U 13.33X10.83 | Bedroom | U 10.92X10.08 |
| Bedroom | U 10.92X9.58 | Recreation Room | B 21.17X10.33 | Bedroom | B 10.92X10.58 |
| Four Piece Bath | U | Three Piece Bath | B | Two Piece Bath | M |
| 3 Piece En Bath | U | | | | |
| # Baths: | 1PC 0 2PC 1 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0 | | |

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Property Type

31 Coleman Cove , Winnipeg R2N 4H3 Area: **2F** MLS® #: **202512789**
 Nghbrhd: **River Park South** Schl Div:
 Linc #: **008R008347700** Gross Tax: **\$5,074.78**
 Type: **RD** Tax Yr: **24** Status: **Sold**
 Use: **Year-round** Fin Bsmt: **130.06 M2/1,400 SF** Ed Tax: **\$2,272.34** List Price: **\$579,900**
 Style: **CBOVR** Lot Front: **12.80 M/42 F** Imprv: **\$294.00** Sell Price: **\$592,000**
 Yr Built/Age: **1998/Older** Lot Dpth: **.00 M/ F** Spc Lvy:
 New Const: **No** Lot Area:
 RMA: **7** BDA: **3** TBD: **5** Baths: **F3/H0** Payout:
 Legal:

Remarks & Directions

Remarks: **SS May 24, OH June 1st 2:00-3:30, OTP June 3rd. *CLICK MULTIMEDIA BUTTON FOR VIDEO*** Located on peaceful cul-de-sac this lovingly maintained home offers a timeless and spacious design w/ thoughtful updates throughout. You can see the attention to detail as soon as you step into the front foyer! Featuring 5 bedrooms, 3 full bathrooms, a family room, living room & formal dining area, this home offers plenty of space! The open concept main floor is bright & airy w/ vaulted ceilings & large windows that flood the space w/ natural light. The adjoining family & formal dining rooms are perfect for hosting. The beautifully updated kitchen, complete w/ white shaker cabinets, granite countertops, a large island, & wet bar. The spacious primary bedroom includes a WIC & modern 3pc ensuite. 2 additional beds & 4pc bath complete main level. Fully finished lower level features 2 large beds, a 3rd full bath & rec room. Enjoy morning coffee & summer BBQs on your 2 tiered deck just off the kitchen, overlooking a fully fenced backyard. Close to all levels of schools, walking paths, & grocery stores, this home offers the perfect location for families! Wonderful opportunity to get into this sought after neighbourhood!

Dir/GPS;

General Information

| | | | | |
|----------------------|--|-----------------|----------------------------|--------------------------|
| Basement: | Full | B Dev: | Fully Finished | |
| FP Type/Fuel: | Other - See remarks/Gas | # FP: | 1 | Zoning: R1 |
| Lot Dim: | | Acres: | | Hectares: |
| Frnt Exp: | | Fndtn: | Concrete | |
| Exterior: | Stucco | Cnstrct: | Wood Frame | |
| Roof: | Shingle | Water: | Municipal/Community | |
| Flooring: | Wall-to-wall carpet, Laminate, Tile, Vinyl, Wood | Sewer: | Municipal/Community | |
| Heating: | Forced Air | H Fuel: | Natural gas | |
| Gas: | | Hydro: | | |
| Parking: | Double Attached | | | |
| Remodel: | Basement, Bathroom, Flooring, Furnace, Kitchen, Roof Coverings | | | |
| Site Influ: | Fenced, Fruit Trees/Shrubs, Landscaped deck, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation, Treed Lot | | | |
| Features: | Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, Sump Pump, Vacuum roughed-in | | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings | | | |
| Gds Excl: | NONE | | | |
| Rnt Eqp: | None; | | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|------------------|------------|------------------|-----------------|------------|-------------------|-----------------|----------|--------------------|
| Foyer | M | 8.83X6.75 | Kitchen | M | 18.5X13.08 | Dining Room | M | 10.17X9 |
| Living Room | M | 13X13.58 | Primary Bedroom | U | 16.75X12 | 3 Piece En Bath | U | |
| Bedroom | M | 12.33X12 | Bedroom | M | 12.33X10 | Recreation Room | L | 23.25X11.2 |
| Recreation Room | L | 11.42X10 | Bedroom | L | 13.2X10.67 | Bedroom | L | 13.17X10.67 |
| Three Piece Bath | L | | Four Piece Bath | M | | | | |
| | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | | |
| # Baths: | <u>0</u> | <u>0</u> | <u>1</u> | <u>1</u> | <u>0</u> | <u>0</u> | | |
| | <u>1PC</u> | <u>2PC</u> | <u>3PC</u> | <u>4PC</u> | <u>5PC</u> | <u>6PC</u> | | |
| # Ensuite: | <u>0</u> | <u>0</u> | <u>1</u> | <u>0</u> | <u>0</u> | <u>0</u> | | |

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Property Type

130 Kingsclear Drive , Winnipeg R2N 0K4

Nghbrhd: **River Park South**
Linc #: **008R081222605**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **2018/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **137.03 M2/1,475 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **5** Baths: **F3/H0**

Area: **2F** MLS® #: **202513031**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$5,287.91**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,361.76** List Price: **\$599,900**
Imprv: **\$319.70** Sell Price: **\$600,000**
Spc Lvy:
Payout:
DOM: **8**

Remarks & Directions

Remarks: **S/S May 26th. OTP June 3rd. Rarely available 1,475 sf bungalow, situated in the heart of River Park South. This home has a large front entrance that leads into an open concept great room plan. The eat-in kitchen has lots of cabinetry with a big island, granite counter tops, stainless steel appliances, backsplash and corner pantry. The adjoining family room has lots of room for furniture and has a big picture window. There are 3 bedrooms on the main floor with the primary being spacious in size and is complete with a large walk-in closet and ensuite bathroom. Downstairs the basement is fully finished with a large rec-room, 2 additional bedrooms and a full bath. The yard is fenced and landscaped with a large patio in the back.**

Dir/GPS:

General Information

| | | | | | |
|---------------|---|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtn: | Concrete | | |
| Exterior: | Stucco | Cnstrct: | | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Double Attached; Enclsd: 2 | | | | |
| Remodel: | | | | | |
| Site Influ: | Fenced, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central | | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | <u>L</u> | <u>Dimen</u> | Room | <u>L</u> | <u>Dimen</u> | Room | <u>L</u> | <u>Dimen</u> |
|------------------------|----------|-------------------|------------------------|----------|------------------|------------------------|----------|------------------|
| Kitchen | M | 15.4X12.11 | Dining Room | M | 21.1X12.2 | Living Room | M | 14.3X12.2 |
| Primary Bedroom | M | 13.1X16.2 | 3 Piece En Bath | M | | Bedroom | M | 10X11.5 |
| Four Piece Bath | M | | Recreation Room | B | 25.4X28.8 | Four Piece Bath | B | |
| Bedroom | B | 9.6X10.3 | Bedroom | B | 9.6X17.3 | Gym | B | 6.7X13.7 |
| Bedroom | M | 10.5X11.5 | | | | | | |

1PC 2PC 3PC 4PC 5PC 6PC # Ensuite: 1PC 2PC 3PC 4PC 5PC 6PC
Baths: **0 0 0 2 0 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

522 Paddington Road , Winnipeg R2N 2T3

Nghbrhd: **River Park South**
Linc #: **008R007902600**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1985/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **121.42 M2/1,307 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **11.28 M/37 F**
Lot Dpth: **33.22 M/109 F**
Lot Area:

TBD: **3** Baths: **F2/H1**Area: **2F**

Schl Div:
Gross Tax: **\$4,097.56**
Tax Yr: **2024**
Ed Tax: **\$1,825.24**
Imprv: **\$257.98**
Spc Lvy:
Payout:

MLS® #: **202510345**

Status: **Sold**
List Price: **\$429,900**
Sell Price: **\$415,000**
Sell Date: **05/28/2025**
DOM: **14**

Remarks & Directions

Remarks: **S/S starts on 14th May. OTP as received. Welcome to this fabulous move-in-ready home with three bedrooms, 2.5 bathrooms, and a double detached garage in a great neighborhood. As you enter your new home, you'll be greeted by a spacious front entrance with a large closet. The open-concept main floor features a warm, inviting living room; a 2-piece bathroom; and a generous kitchen with a dining room, which offers patio doors to your private deck. Upstairs, you will find 3 spacious bedrooms, all with large double closets, and a 3-piece main bathroom, while the lower level offers a rec room area, computer space, and a spacious office/den with a 3-piece bathroom, giving this home plenty of room for the growing young family. A fenced yard & detached double garage plus an extra parking stall and shed. Located in the heart of RPS, which offers every convenience, including all levels of schools, shopping, easy access to all areas, including the perimeter highway for trips in any direction, parks, public transportation, and close proximity to the U of M. Recent upgrades include Roof (2024), garage roof (2023), and AC (2024). Contact your realtor or me and book a viewing.**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtion: | Concrete | | |
| Exterior: | Brick & Siding | Cnstrct: | | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Wall-to-wall carpet, Vinyl | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Double Detached | | | | |
| Remodel: | | | | | |
| Site Influ: | Other/remarks, Playground Nearby | | | | |
| Features: | Air Conditioning-Central, Deck, Sump Pump | | | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|-------------------------|------------|-----------------|-----------------------|------------|-----------------|--------------------|------------|--------------------|
| Primary Bedroom | U | 10X12.92 | Bedroom | U | 10X11.34 | Bedroom | U | 9.25X9.85 |
| Recreation Room | L | 9.25X12 | Two Piece Bath | M | | Dining Room | M | 10.25X10.25 |
| Four Piece Bath | U | | Living Room | M | 11.25X13 | Other | L | 7.34X12 |
| Three Piece Bath | L | | Kitchen | M | 10.25X10 | Den | L | 10.5X11.75 |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 1PC | 2PC | 3PC |
| # Baths: | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 |
| | | | # Ensuite: | | | | | |
| | | | | | | | | |

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Property Type

3 Sachet Place , Winnipeg R2N 3L6
 Nghbrhd: **River Park South**
 Linc #: **008R008090500**
 Type: **RD**
 Use: **Year-round**
 Style: **SP3L**
 Yr Built/Age: **1986/Older**
 New Const: **Yes**
 RMA: **5**
 Legal:
 Add Lgl:

Liv Area: **96.99 M2/1,044 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front:
 Lot Dpth:
 Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **2F** MLS® #: **202512956**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$4,492.26**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$1,967.26** List Price: **\$439,900**
 Imprv: Sell Price: **\$535,000**
 Spc Lvy: Sell Date: **06/04/2025**
 Payout: DOM: **10**

Remarks & Directions

Remarks: **Showings Start Mon May 26, Open House Sun June 1st 1-4PM, Offers Presented Tues June 3rd! Welcome to 3 Sachet Place in stunning River Park South! This home is situated on a large fully-fenced lot, on a quiet cul-de-sac & is the perfect family home! As you enter, you are greeted by a massive living room w/a soaring vaulted ceiling, gas fireplace, an abundance of windows that let in a ton of natural light & gleaming hardwood floors! The upper level boasts the family-sized formal dining room & the large eat-in kitchen w/granite counters, island, large food storage cabinet, stainless appliances (all incl)! Patio doors lead you straight into the 3 season screened in sunroom - perfect for reading a book or entertaining friends and family! The upper level also features a full bath w/tile shower & 2 spacious bedrooms incl the primary bedroom w/walk-in closet! The basement is fully finished w/the 3rd bedroom, a full 4-pc bath, laundry room & massive rec-room! Wow! This backyard is amazing: fully fenced, large deck (great for parties or BBQ's), and storage shed. The attached garage is also a great feature & it has access to the house! This home has been lovingly maintained & is looking for its next great family!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | |
| FP Type/Fuel: | Direct vent/Gas | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Zoning: | R1 |
| Exterior: | Brick, Composite, Stucco | Survey: | |
| Roof: | Shingle | Fndtion: | Concrete |
| Flooring: | Wall-to-wall carpet, Tile, Wood | Cnstrct: | |
| Heating: | Forced Air | Water: | Municipal/Community |
| Gas: | | Sewer: | Municipal/Community |
| Parking: | Single Attached, Front Drive Access, Garage door opener, Paved Driveway | H Fuel: | Natural gas |
| Remodel: | | Hydro: | |
| Site Influ: | Corner, Fenced, No Back Lane | | |
| Features: | Air Conditioning-Central, Deck, Main floor full bathroom, Microwave built in, No Pet Home, No Smoking Home, Sump Pump | | |
| Gds Incl: | Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Storage Shed, Stove, Washer | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|-------------------------|------------|-------------------|------------------------|------------|-------------------|------------------------|------------|--------------------|
| Three Piece Bath | U | | Four Piece Bath | U | | Bedroom | U | 10.83X8.86 |
| Primary Bedroom | U | 14.76X10 | Bedroom | B | 9.19X10.5 | Dining Room | U | 13.78X8.86 |
| Kitchen | U | 12.8X11.16 | Living Room | M | 15.09X12.8 | Recreation Room | B | 21.65X19.69 |
| Utility Room | B | | Laundry Room | B | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | |
| # Baths: | 0 | 0 | 1 | 1 | 0 | 0 | | |
| | | | | | | | | |
| | | | # Ensuite: | 1PC | 2PC | 3PC | 4PC | 5PC |
| | | | | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | |

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Property Type

12 Abbotsfield Drive , Winnipeg R2N 3Y2

Nghbrhd: **River Park South**
Linc #: **008R008331600**

Type: **RD** Liv Area: **117.80 M2/1,268 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **BNG** Lot Front: **12.80 M/42 F**
Yr Built/Age: **1994/Older** Lot Dpth: **33.83 M/111 F**
New Const: **No** Lot Area:

RMA: **6** BDA: **3** TBD: **3** Baths: **F2/H0**

Area: **2F** Schl Div: Gross Tax: **\$4,467.51**
Tax Yr: **2024** Ed Tax: **\$2,151.36** Status: **Sold**
Imprv: Spc Lvy: List Price: **\$529,900**
Spc Lvy: Payout: Sell Price: **\$518,000**
Sell Date: **05/30/2025** DOM: **25**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **OFFERS AS RECEIVED .EASY TO SHOW "JUST TOUCHBASE AND GO". Welcome to this beautifully renovated 3-bedroom, 2-bath home offering 1,268 sq ft of thoughtfully updated living space! Nestled in a quiet neighborhood and backing directly to a peaceful park, this home combines comfort, style, and privacy. Recent upgrades include new flooring throughout, modern kitchen with quartz countertops and stainless steel appliances, updated bathrooms, fresh interior paint, and newer fixtures. The spacious backyard opens directly to green space—perfect for outdoor entertaining, kids, or pets. Conveniently located near schools, shopping, and major highways. Move-in ready and a must-see!**

Dir/GPS:

General Information

| | | | | | |
|---------------|---|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Unfinished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Fndtn: | Concrete | | |
| Exterior: | Stucco | Cnstrct: | Wood Frame | | |
| Roof: | Shingle | Water: | Municipal/Community | | |
| Flooring: | Vinyl Plank | Sewer: | Municipal/Community | | |
| Heating: | Forced Air | H Fuel: | Natural gas | | |
| Gas: | | Hydro: | | | |
| Parking: | Double Attached | | | | |
| Remodel: | Flooring, Kitchen | | | | |
| Site Influ: | Low maintenance landscaped, Landscape, Landscaped deck, Playground Nearby, Shopping Nearby | | | | |
| Features: | Air Conditioning-Central, Deck | | | | |
| Gds Incl: | Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer | | | | |
| Gds Excl: | NONE | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|------------------------------------|-------------------------|------------------------------------|-----------------------|-------------------|
| Living Room | M 13.8X11.6 | Dining Room | M 13.6X10 | Eat-In Kitchen | M 18X11.9 |
| Primary Bedroom | M 14.3X11.3 | Bedroom | M 11.6X9 | Bedroom | M 12.5X9.5 |
| Five Piece Bath | M | Three Piece Bath | M | | |
| # Baths: | 1PC 0 2PC 0 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 4PC 5PC 6PC | | |

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Property Type

38 Miner Cove , Winnipeg R2N 0B4
 Nghbrhd: **River Park South**
 Linc #: **008R021096700**
 Type: **RD**
 Use: **Year-round**
 Style: **TWO**
 Yr Built/Age: **2008/Older**
 New Const: **No**
 RMA: **8**
 Legal:
 Add Lgl:

| | | | | | |
|---------------------|---------------------------|------------|-------------------|-------------|-------------------|
| Liv Area: | 186.92 M2/2,012 SF | Area: | 2F | MLS® #: | 202512927 |
| Schl Div: | | Gross Tax: | \$5,435.12 | | |
| Fin Bsmnt: | .00 M2/ SF | Tax Yr: | 24 | Status: | Sold |
| Lot Front: | .00 M/ F | Ed Tax: | \$2,440.66 | List Price: | \$619,900 |
| Lot Dpth: | .00 M/ F | Imprv: | | Sell Price: | \$675,000 |
| Lot Area: | | Spc Lvy: | | Sell Date: | 06/02/2025 |
| BDA: 3 | TBD: 4 | Payout: | | DOM: | 7 |
| Baths: F3/H1 | | | | | |

Remarks & Directions

Remarks: **Showings start now. Offers presented Mon, Jun 2nd, in the evening. The wait is over! This is the home you have been waiting for! Stunning 4 bed, 4 bath, family friendly two-storey home in sought after River Park South. Pride of ownership is apparent as soon as you step inside! Spacious living room features a stone fireplace. You will love your eat-in kitchen, complete w/ SS appliances, pantry, large island w/ access to your deck. Convenient main floor bath. Pinterest worthy mudroom leads you to your double attached garage w/ built in storage. Upstairs you can relax in front of your 2nd fireplace in your loft area. It is the perfect place to play, study or work. Primary bedroom features a full ensuite bath & walk-in closet. Both additional upstairs bedrooms are a good size w/ roomy closets & large windows. Full bathroom is located nearby. Fully finished basement is complete w/ 3rd fireplace, 4th bedroom & bathroom, laundry room, storage & utility area. Enjoy summer gatherings from your fully fenced, landscaped yard w/ shed included. Located on a quiet cul-de-sac, close to all levels of schooling, shopping, public transportation & all other amenities. This is truly a must see. Book your showing today!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Glass Door/Electric | # FP: | 3 |
| Lot Dim: | | Acres: | |
| Frnt Exp: | NW | Survey: | |
| Exterior: | Stucco, Vinyl | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | Wood Frame |
| Flooring: | Wall-to-wall carpet, Vinyl | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Double Attached, Front Drive Access, Garage door opener, Plug-In, Paved Driveway, Recreational Vehicle | | |
| Remodel: | Other remarks | | |
| Site Influ: | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscape, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Closet Organizers, Deck, High-Efficiency Furnace, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, TV Wall Mount, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | Freezer in basement | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L | Dimen | Room | L | Dimen | Room | L | Dimen |
|-------------------------|----------|--------------------|------------------------|----------|--------------------|------------------------|----------|-------------------|
| Living Room | M | 19.47X13.7 | Eat-In Kitchen | M | 19.21X14 | Two Piece Bath | M | |
| Mudroom | M | 8.31X5.95 | Primary Bedroom | U | 16.45X11.31 | Walk-in Closet | U | 9.21X4.66 |
| 3 Piece En Bath | U | | Bedroom | U | 15.07X9.4 | Bedroom | U | 10.6X9.65 |
| Four Piece Bath | U | | Playroom | U | 20.89X16.26 | Recreation Room | B | 16.26X13.2 |
| Bedroom | B | 12.87X10.25 | Utility Room | B | 14.3X8.6 | Storage Room | B | 9.62X4.91 |
| Three Piece Bath | B | | | | | | | |

| | | | | | | | |
|----------|------------|------------|------------|------------|------------|------------|--|
| # Baths: | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | |
| | 0 | 1 | 1 | 1 | 0 | 0 | |
| | # Ensuite: | | | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | |
| | 0 | 0 | 1 | 0 | 0 | 0 | |

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Property Type

22 Faraway Lane , Winnipeg R2N 0C3

Nghbrhd: **River Park South**
Linc #: **008R021102400**

Type: **RD** Liv Area: **132.20 M2/1,423 SF**
Use: **Year-round** Fin Bsmnt: **104.05 M2/1,120 SF**
Style: **BNG** Lot Front: **12.19 M/40 F**
Yr Built/Age: **2008/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:

RMA: **5** BDA: **2** TBD: **3** Baths: **F3/H0**

Area: **2F** MLS® #: **202513151**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$5,533.90**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,498.52** List Price: **\$579,900**
Imprv: Sell Price: **\$625,000**
Spc Lvy: Sell Date: **06/03/2025**
Payout: DOM: **7**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **Showings start May 28th. Offers considered June 3rd evening. Open house June 1st 2 pm to 3:30 pm. Welcome to 22 Faraway Lane – a beautifully maintained bungalow in the heart of River Park South! As you pull up you will see the curb appeal second to none in the neighbourhood. This home features a wide open floor plan with soaring ceilings and stunning updated Acacia wood flooring. The gourmet kitchen includes a walk-in pantry, island, and subway tile backsplash, all with contemporary flair. The spacious great room with gas fireplace is perfect for entertaining or kicking back to watch a movie on a cold winter night. The primary bedroom offers a 4-piece ensuite with jetted tub and a massive walk-in closet. The fully finished basement boasts extra-high ceilings, large windows, a huge rec room (set up for games, entertainment, and office), a bedroom, and a full bath (3 full baths in this home!!). Step outside to a large deck and 6-person hot tub overlooking a beautifully landscaped, fully fenced maintenance-free backyard. Shingles replaced in 2024, central vac in 2022. Located mid-block, close to schools, shopping, and transit. This exceptional home is move-in ready – just unpack and enjoy!**

Dir/GPS:

General Information

| | | | |
|---------------|---|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Glass Door/Gas | # FP: | |
| Lot Dim: | | Acres: | Zoning: R1 |
| Frnt Exp: | | Fndtion: | Concrete |
| Exterior: | Stone, Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Vinyl Plank, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Double Attached; Enclsd: 2 | | |
| Remodel: | Flooring, Roof Coverings | | |
| Site Influ: | Fenced, Flat Site, Fruit Trees/Shrubs, Low maintenance landscaped, Landscaped deck, No Back Lane, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, Central Exhaust, Deck, Exterior walls, 2x6", High-Efficiency Furnace, Hood Fan, Hot Tub, Main floor full bathroom, Monitored Alarm, No Smoking Home, Sump Pump | | |
| Gds Incl: | Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings | | |
| Gds Excl: | None; | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen | | |
|------------------------|------------|-----------------|--------------|------------------------|------------|-------------------|--------------|------------------------|------------|--------------------|--------------|------------|------------|
| Great Room | M | 16.5X14 | Dimen | Dining Room | M | 11X9.75 | Dimen | Eat-In Kitchen | M | 16.5X14 | Dimen | | |
| Primary Bedroom | M | 15.33X14 | | Bedroom | M | 12X10 | | 4 Piece En Bath | M | | | | |
| Four Piece Bath | M | | | Recreation Room | B | 29.5X23.75 | | Bedroom | B | 12.33X10.75 | | | |
| Four Piece Bath | B | | | | | | | | | | | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| # Baths: | 0 | 0 | 0 | 2 | 0 | 0 | | 0 | 0 | 0 | 1 | 0 | 0 |
| | | | | | | | # Ensuite: | | | | | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

208 Charing Cross Crescent , Winnipeg R2N 1P6

Nghbrhd: **River Park South**
Linc #: **008R007652500**
Type: **RD**
Use: **Year-round**
Style: **SP4L**
Yr Built/Age: **1981/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **147.81 M2/1,591 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **12.80 M/42 F**
Lot Dpth: **30.48 M/100 F**
Lot Area:
TBD: **3** Baths: **F2/H0**

Area: **2F** MLS® #: **202510882**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,448.25**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,972.52** List Price: **\$489,800**
Imprv: Sell Price: **\$490,000**
Spc Lvy: Sell Date: **05/27/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: Showings start now, Open House Sun 1:30-3pm May 25th. Offers May 27th. This beautifully updated 4-level split offers nearly 1,600 sq ft of bright, well-designed living space. A vaulted ceiling and striking brick fireplace make the living room feel grand and welcoming, with the dining area overlooking the space for a true open-concept feel. The updated kitchen ('11) features quartz counters, porcelain tile flooring, stainless steel appliances, and patio doors leading to a sunny deck—perfect for entertaining. Upstairs, the spacious primary bedroom includes a wall-to-wall closet with organizer and large windows overlooking the backyard, plus access to a gorgeous 3-pc bathroom with double walk-in frameless glass shower, heated porcelain floors, and a custom quartz vanity ('10). An adjacent den is ideal for a home office, nursery, or optional 4th bedroom. The lower level offers two more generous bedrooms, an updated 4-pc bath with jetted tub ('14), and a functional laundry area. The finished basement ('09) includes a rec room, gym/games area, and great storage—including a huge crawlspace. Other upgrades include: fence ('09), garage door ('16), AC ('14), furnace ('21), hwt ('23), shingles ('24).

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | Brick Facing/Wood | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Survey: | |
| Exterior: | Brick, Wood Siding | Fndtion: | Concrete |
| Roof: | Shingle | Cnstrct: | |
| Flooring: | Wall-to-wall carpet, Laminate, Tile | Water: | Municipal/Community |
| Heating: | Forced Air | Sewer: | Municipal/Community |
| Gas: | | H Fuel: | Natural gas |
| Parking: | Single Attached, Front Drive Access; Encldsd: 1; Ttl: 2 | | |
| Remodel: | | | |
| Site Influ: | Fenced, Fruit Trees/Shrubs, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, High-Efficiency Furnace, Hood Fan | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings | | |
| Gds Excl: | EV Charger | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|--|-------------------------|--|------------------------|---------------------|
| Primary Bedroom | U 13.33X14.17 | Bedroom | L 10.5X11.17 | Bedroom | L 12.5X12.83 |
| Laundry Room | L 8.33X5.92 | Recreation Room | B 15.25X12.5 | Den | B 15.58X7.83 |
| Living Room | M 16.58X13.5 | Den | U 10.17X10.42 | Dining Room | U 7.83X10.33 |
| Kitchen | U 14.83X8.33 | Three Piece Bath | U | Four Piece Bath | L |
| # Baths: | 1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0 | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0 | | |

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

107 Compark Road , Winnipeg R2N 4J4

Nghbrhd: **River Park South**
Linc #: **008R005687800**
Type: **RD**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **2000/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **103.31 M2/1,112 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth: **41.45 M/136 F**
Lot Area:

TBD: **5** Baths: **F3/H0**

Area: **2F** MLS® #: **202509002**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,531.15**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,019.86** List Price: **\$479,900**
Imprv:
Spc Lvy:
Payout:
DOM: **34**

Remarks & Directions

Remarks: Offers presented as received! Welcome to 107 Compark Road, a rare opportunity to own a spacious home in one of Winnipeg's most desirable neighbourhoods that is family-friendly with every amenity just moments away. With front drive access, and space for up to four vehicles, this charming 5-bedroom 3-bathroom home offers a perfect blend of modern living and timeless charm. Step inside to discover a bright open concept layout, featuring a spacious kitchen with ample cabinetry which seamlessly flows into the dining & living area. Stylish finishes & modern amenities elevate the home's aesthetic, with large windows that fill the space with natural light. The main floor also includes a sizeable primary bedroom with a three piece en-suite bathroom & a walk-in closet, two additional bedrooms and a full bathroom, providing ample space for the whole family. Basement is fully finished with a rec room & play area, two additional bedrooms, 4 piece bath & laundry room. Backyard is fenced with deck. Upgrades: Shingles (2024) & Central AC (2023). Close to public transportation. This beautifully appointed home is waiting. Call to book your showing today!

Dir/GPS: Google maps location is accurate.

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | 40'*136' | Shape: | Normal | Acres: | |
| Frnt Exp: | S | Survey: | | Fndtion: | Concrete |
| Exterior: | Stucco | Cnstrct: | Wood Frame | Water: | Municipal/Community |
| Roof: | Shingle | Sewer: | Municipal/Community | H Fuel: | Natural gas |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl | Hydro: | | | |
| Heating: | Forced Air | | | | |
| Gas: | | | | | |
| Parking: | Front Drive Access, Parking Pad; Ttl: 4 | | | | |
| Remodel: | Roof Coverings | | | | |
| Site Influ: | Fenced, Landscaped deck, No Back Lane, Paved Street, Private Yard, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Closet Organizers, Cook Top, Deck, Hood Fan, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump | | | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Fridges - Two, Microwave, Storage Shed, Stove, Washer | | | | |
| Gds Excl: | | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> | <u>Room</u> | <u>L</u> | <u>Dimen</u> |
|------------------------|----------|------------------|------------------------|----------|------------------|-------------------------|----------|-----------------|
| Living Room | M | 13.5X12.7 | Dining Room | M | 10.1X8.6 | Kitchen | M | 11.5X8.6 |
| Primary Bedroom | M | 13.9X11 | 3 Piece En Bath | M | | Bedroom | M | 11.5X10 |
| Bedroom | M | 10X8.2 | Four Piece Bath | M | | Bedroom | B | 12X9 |
| Bedroom | B | 12.7X9.25 | Recreation Room | B | 24.3X12.4 | Three Piece Bath | B | |
| Playroom | B | 13.8X8.8 | | | | | | |

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC**

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Property Type

10 Penrose Place , Winnipeg R2J 1R7

Nghbrhd: **Windsor Park**
Linc #: **006R044750000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1967/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **142.70 M2/1,536 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **16.76 M/55 F**
Lot Dpth: **.00 M/ F**
Lot Area: **536.33 M2/5,773 SF**
TBD: **4** Baths: **F1/H1**

Area: **2G** MLS® #: **202511293**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,728.09**
Tax Yr: **2025** Status: **Sold**
Ed Tax: **\$2,206.29** List Price: **\$424,900**
Imprv: **\$382.25** Sell Price: **\$415,000**
Spc Lvy: Sell Date: **06/04/2025**
Payout: DOM: **15**

Remarks & Directions

Remarks: Offers as received. Welcome to this spacious 1,536 square foot family home on a quiet residential street in Windsor Park. This well laid out home has an open concept kitchen/dining area, bright living room the length of the house with large windows at each end, & a half bath on the main floor. Upstairs there are 4 generous bedrooms with decent closet space (hardwood floors under carpet) & a full bath. Large, fenced in south facing backyard, great for gardening, BBQ's & hanging out around the fire pit. An attached garage & backyard shed finish things off. Please note that man door on garage will be replaced prior to possession. Upgrades include roof, dishwasher, dryer, both backdoors all in 2022, garage door in 2021, furnace in 2019 & carpeting in bedrooms & basement in 2017. Close to all levels of schools, Winakwa CC, shopping, golf, public transit & more!

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Partially Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | N | Fndtion: | Concrete |
| Exterior: | Stucco | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Attached; Enclsd: 1; Ttl: 3 | | |
| Remodel: | Flooring, Furnace, Roof Coverings | | |
| Site Influ: | Fenced, Golf Nearby, No Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Microwave built in, No Smoking Home | | |
| Gds Incl: | Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer | | |
| Gds Excl: | Curtains, freezer & fridge in basement | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | L Dimen | | | Room | L Dimen | | | Room | L Dimen | | | |
|-----------------------|------------|--------------------|------------|------------------------|------------|--------------------|------------|------------------------|------------|--------------------|------------|------------|
| Living Room | M | 12.83X23.17 | | Dining Room | M | 10.17X10.58 | | Kitchen | M | 10.17X11.75 | | |
| Two Piece Bath | M | 3X6.08 | | Primary Bedroom | U | 12.92X10.25 | | Bedroom | U | 9.08X10.33 | | |
| Bedroom | U | 10.17X9.92 | | Bedroom | U | 12.92X9.92 | | Four Piece Bath | U | 8.17X6.08 | | |
| | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | | 1PC | 2PC | 3PC | 4PC |
| # Baths: | 0 | 1 | 0 | 1 | 0 | 0 | # Ensuite: | 0 | 0 | 0 | 0 | 0 |

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Property Type

29 Crestwood Crescent , Winnipeg R2J 1H5

Nghbrhd: **Windsor Park**
Linc #: **006R022619200**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1959/**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **84.63 M2/911 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth: **55.17 M/181 F**
Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **2G** MLS® #: **202512994**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$3,881.40**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$379,900**
Imprv: Sell Price: **\$390,300**
Spc Lvy: Sell Date: **06/02/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: **Viewings Tuesday May 27. Offers reviewed Monday June 2 at 7pm. OPEN HOUSE SUNDAY JUNE 1 (3-430pm). Ultra clean well kept home by long term owner of 58 years features mature treed private mostly fenced parklike 181ft deep lot, 3 season sunroom overlooking backyard with patio doors to re-stained deck, L shaped living/dining room with large front window, hardwood floors under carpet, eat in kitchen with dishwasher, 3 generous size main floor bedrooms, 2 full baths - basement 3 piece has updated 1 piece shower with glass door, good size attractive recroom with bar, large utility/work area & storage room. Updates include new hot water tank 2025, shingles home & garage 2013, some windows & high efficient furnace. Paved concrete front driveway to good garage with new car door 2024. Great opportunity! Call now to view.**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | Full | B Dev: | Fully Finished |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | F36+46 S181 R29.7 | Acres: | |
| Frnt Exp: | E | Fndtion: | Concrete |
| Exterior: | Stucco, Vinyl | Cnstrct: | Wood Frame |
| Roof: | Shingle | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Detached, Front Drive Access, Garage door opener, Paved Driveway; Encldsd: 1; Ttl: 4 | | |
| Remodel: | | | |
| Site Influ: | Fenced, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot | | |
| Features: | Air Conditioning-Central, Deck, High-Efficiency Furnace, No Smoking Home, Sunroom | | |
| Gds Incl: | Dishwasher, Dryer, Freezer, Fridges - Two, Garage door opener remote(s), Microwave, Storage Shed, Stove, Washer, Window Coverings | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | | L | Dimen | Room | | L | Dimen | Room | | L | Dimen |
|------------------------|----------|--------------------|-------|-------------------------|----------|-------------------|-------|------------------------|----------|-------------------|-------|
| Living Room | M | 13.5X12.67 | | Dining Room | M | 9.76X6.74 | | Eat-In Kitchen | M | 10.25X10 | |
| Primary Bedroom | M | 13.53X9 | | Bedroom | M | 11.49X8.05 | | Bedroom | M | 10.16X8.01 | |
| Sunroom | M | 10X10 | | Four Piece Bath | M | | | Recreation Room | B | 17.7X17.66 | |
| Utility Room | B | 15.43X14.48 | | Three Piece Bath | B | | | Storage Room | B | 6.76X6.45 | |

Baths: **1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

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Property Type

62 Leonard Shakespeare Bay , Winnipeg R2J 4K8

Nghbrhd: **Windsor Park**
Linc #: **006R093061200**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2005/Older**
New Const: **No**
RMA: **9**
Legal:
Add Lgl:

Liv Area: **199.37 M2/2,146 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **5** Baths: **F3/H1**

Area: **2G** MLS® #: **202513264**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$5,523.40**
Tax Yr: **2025** Status: **Sold**
Ed Tax: **\$2,393.32** List Price: **\$569,900**
Imprv:
Spc Lvy:
Payout:
Sell Price: **\$615,000**
Sell Date: **06/03/2025**
DOM: **7**

Remarks & Directions

Remarks: **S/S 5/28, OTP 6/3 evening. O/H Saturday May 31, 12-2pm. Welcome to this spacious and beautifully maintained 2,146 sq ft two-storey home located on a fantastic corner lot in Windsor Park! Offering 5 bedrooms and 3.5 bathrooms, this home has space and flexibility for the whole family. The main floor features a bright, open-concept layout with both a family room and living room, perfect for entertaining or relaxing. The large kitchen opens to the dining and living areas, and the main-floor bedroom makes an ideal guest room or office. Upstairs you'll find a cozy loft area, 2nd floor laundry, and generously sized bedrooms. The fully finished basement (2022) includes a large rec room and dry bar—perfect for movie nights or hosting friends. Numerous updates include: shingles (2023), deck (2023), high-efficiency furnace and A/C (2024), and an insulated double attached garage. Basement bedroom may not meet egress. All of this in a prime location close to schools, parks, shopping, and more. A truly fantastic family home—book your showing today!**

Dir/GPS:

General Information

| | | | | | |
|---------------|--|----------|----------------------------|-----------|-----------|
| Basement: | Full | B Dev: | Fully Finished | Zoning: | R1 |
| FP Type/Fuel: | | # FP: | | Hectares: | |
| Lot Dim: | | Acres: | | | |
| Frnt Exp: | | Survey: | | | |
| Exterior: | Stucco | Fndtion: | Concrete | | |
| Roof: | Shingle | Cnstrct: | | | |
| Flooring: | Wall-to-wall carpet, Laminate, Vinyl Plank | Water: | Municipal/Community | | |
| Heating: | Forced Air | Sewer: | Municipal/Community | | |
| Gas: | | H Fuel: | Natural gas | | |
| Parking: | Double Attached | Hydro: | | | |
| Remodel: | Basement, Furnace, Roof Coverings | | | | |
| Site Influ: | Corner, Fenced, Landscaped deck, No Back Lane, Playground Nearby, Public Swimming Pool, Shopping Nearby, Public Transportation | | | | |
| Features: | Air Conditioning-Central, Bar dry, Deck, Hood Fan, Jetted Tub, Laundry - Second Floor, Pool above ground, Sump Pump | | | | |
| Gds Incl: | Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer | | | | |
| Gds Excl: | Deep freezer and speakers in basement | | | | |
| Rnt Eqp: | None; | | | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|------------------------|------------------------------------|------------------------|--|-------------------------|---------------------|
| Family Room | M 20.42X12.42 | Living Room | M 14.42X14 | Kitchen | M 16.42X14 |
| Bedroom | M 11.17X9.33 | Two Piece Bath | M | Primary Bedroom | U 21.42X14 |
| Bedroom | U 15.42X9.5 | Bedroom | U 11.42X9.42 | Loft | U 11.21X8.63 |
| 4 Piece En Bath | U | Four Piece Bath | U | Laundry Room | U |
| Bedroom | L 14.42X11.63 | Recreation Room | L | Three Piece Bath | L |
| | | | | | |
| # Baths: | 1PC 0 2PC 1 3PC 4PC 5PC 6PC | # Ensuite: | 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0 | | |

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Property Type

16 Fleury Place , Winnipeg R2J 2J3
 Nghbrhd: **Windsor Park**
 Linc #: **006R022443000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1956/**
 New Const: **No**
 RMA: **7**
 Legal:
 Add Lgl:

Liv Area: **110.55 M2/1,190 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **.00 M/ F**
 Lot Dpth: **.00 M/ F**
 Lot Area:

Area: **2G**
 Schl Div: **Gross Tax: \$3,375.65**
 Tax Yr: **2024**
 Ed Tax: **Imprv: \$443.41**
 Status: **Sold**
 List Price: **\$329,900**
 Sell Price: **\$365,000**
 Sell Date: **06/03/2025**
 Spc Lvy:
 Payout:
 DOM: **7**

TBD: **3** Baths: **F1/H0**

Remarks & Directions

Remarks: **Showings start Thursday May 29th, Offers on Tuesday June 3rd. Welcome Home! Excellent location on a massive corner lot in Windsor Park, this bungalow is move-in ready! Huge windows and vaulted ceilings allow a ton of natural light inside. Engineered hardwoods throughout the living room and hallway leading to 3 bedrooms and an updated bathroom. Large bright dining area is open to the kitchen featuring a Bosch dishwasher, stainless steel stove, fridge and microwave and refinished cabinets. Separate laundry room with storage space. Excellent back yard with lots of room for kids or pets to play, fenced, shed included and patio area with gazebo! This home has an attached garage, 2 driveways to allow plenty of extra parking or storage space within the yard. Many updates including PVC windows, high efficiency furnace (2011), central AC (2011), hot water tank (2020) and more. Situated on a great bay, super curb appeal, updated siding and a total of 7 appliances included!**

Dir/GPS:

General Information

| | | | |
|---------------|--|----------|----------------------------|
| Basement: | None | B Dev: | |
| FP Type/Fuel: | | # FP: | |
| Lot Dim: | | Acres: | |
| Frnt Exp: | | Fndtion: | See remarks |
| Exterior: | Composite, Stucco | Cnstrct: | Wood Frame |
| Roof: | Tar & Gravel | Water: | Municipal/Community |
| Flooring: | Wall-to-wall carpet, Vinyl, Wood | Sewer: | Municipal/Community |
| Heating: | Forced Air | H Fuel: | Natural gas |
| Gas: | | Hydro: | |
| Parking: | Single Attached; Enclsd: 1; Ttl: 5 | | |
| Remodel: | Bathroom, Flooring, Furnace, Other remarks, Windows | | |
| Site Influ: | Corner, Fenced, Landscaped patio, Paved Street, Playground Nearby, Shopping Nearby | | |
| Features: | Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, Main floor full bathroom, Microwave built in Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer, Window Coverings | | |
| Gds Incl: | | | |
| Gds Excl: | | | |
| Rnt Eqp: | None; | | |

Approximate Room Dimensions

| Room | Dimen | Room | Dimen | Room | Dimen |
|-----------------|----------------------|-----------------|---------------------|---------|--------------------|
| Living Room | M 19.33X13.75 | Dining Room | M 13.75X9.75 | Kitchen | M 8.67X8.33 |
| Primary Bedroom | M 12.5X9.5 | Bedroom | M 10.42X9.5 | Bedroom | M 10.42X8 |
| Laundry Room | M 9.33X5.42 | Four Piece Bath | M | | |

| | | | | | | | | | | | | |
|------------|------------|------------|------------|------------|------------|--|------------|------------|------------|------------|------------|------------|
| 1PC | 2PC | 3PC | 4PC | 5PC | 6PC | | 1PC | 2PC | 3PC | 4PC | 5PC | 6PC |
| 0 | 0 | 0 | 1 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | 0 |

Baths: # Ensuite: