



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511199	202513548	202516822
<b>Area/Neighbr</b>	1Aw/Lord Roberts	1B/Crescentwood	1E/Tuxedo
<b>Address</b>	682 Beresford Avenue	684 Warsaw Avenue	514 Laidlaw Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1910	OL / 1912	/ 2023
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Two Storey	Bungalow
<b>Living Area</b>	1056 SF	1320 SF	3140 SF
<b>Fin Basement</b>	0.00 M2/0 SF	27.87 M2/300 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Wood Siding	Wood Siding	Brick, Composite, Stucco
<b>Fireplace(s)</b>	Brick Facing		Insert
<b>Fireplace Fuel</b>	See remarks		Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Tile, Wood
<b>Foundation</b>	Not known	Concrete, Stone	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Basement, Bathroom, Electrical, Floor	
<b>Features</b>	Hood Fan, No Pet Home, No Smoking Home, Porch	Deck, No Pet Home, No Smoking Home, Patio, Porch,	Air Conditioning-Central, Bar wet, Closet Organizers, Deck,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	
<b>Parking</b>	Single Detached, Parking Pad	Single Detached, Parking Pad, Rear Drive Access	Triple Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	0 SF	25 SF	75 SF
<b>Depth</b>	0 SF	106 SF	120 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Street, Playground Nearby,	Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Golf Nearby, Landscaped deck, Playground
<b>Heating</b>	Hot Water	Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,882.51/2025	\$2,719.83/2025	\$13,735.19/ 24
<b>List Price</b>	\$339,900	\$349,900	\$2,075,000
<b>List Price/SF</b>	\$321.88	\$265.08	\$660.83
<b>Sold Price</b>	\$401,000	\$365,000	\$2,075,000
<b>Sold Price/SF</b>	\$379.73	\$276.52	\$660.83
<b>Sell/List Ratio</b>	118.0%	104.3%	100.0%
<b>DOM</b>	7	35	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516102	202515807	202511192
<b>Area/Neighbr</b>	1G/Charleswood	1G/Charleswood	1L/Waverley Heights
<b>Address</b>	529 Pepperloaf Crescent	739 Pepperloaf Crescent	82 Lake Grove Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1961	OL / 1964	OL / 1981
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey Split	Bungalow
<b>Living Area</b>	1549 SF	2401 SF	1090 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 5 TBD: 6	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Wood Siding	Stucco, Vinyl
<b>Fireplace(s)</b>	Brick Facing	Brick Facing, Other - See remarks	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Hot Tub, Main floor full	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener, Microwave,	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached, Front Drive Access, Garage door opener,	Double Detached	Single Attached, Front Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	65 SF	110 SF	50 SF
<b>Depth</b>	192 SF	194 SF	139 SF
<b>Site Influence</b>	Fenced, Vegetable Garden, Golf Nearby, Paved Street,	Vegetable Garden, Playground Nearby	Fenced, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,787.58/ 25	\$5,411.84/2024	\$4,150.34/2024
<b>List Price</b>	\$474,900	\$649,900	\$424,900
<b>List Price/SF</b>	\$306.58	\$270.68	\$389.82
<b>Sold Price</b>	\$537,500	\$667,390	\$425,000
<b>Sold Price/SF</b>	\$347.00	\$277.96	\$389.91
<b>Sell/List Ratio</b>	113.2%	102.7%	100.0%
<b>DOM</b>	8	12	40



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511325	202516062	202515652
<b>Area/Neighbr</b>	1R/Bridgwater Trails	2B/Norwood	2D/St Vital
<b>Address</b>	196 Cherrywood Road	226 Kitson Street	145 Blenheim Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2018	OL / 1910	OL / 1949
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	One and a Half
<b>Living Area</b>	1917 SF	1330 SF	942 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	34.84 M2/375 SF
<b>Bedrooms</b>	BDA: 4 TBD: 6	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 4 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Stucco, Vinyl	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>		Brick Facing	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Tile, Wood	Vinyl, Wood
<b>Foundation</b>	Concrete	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Furnace, Kitchen, Roof C
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Ceiling Fan, Deck, Garburator, Hood	Air Conditioning-Central, Heat pump heating, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Rear Drive Access	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Detached		Garage door opener
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	31 SF	45 SF
<b>Depth</b>	0 SF	122 SF	102 SF
<b>Site Influence</b>	Playground Nearby	Fenced, Back Lane, Paved Lane, Landscape, Paved Street,	Fenced, Paved Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air, Heat Pump
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,427.44/ 24	\$3,778.40/ 24	\$3,499.48/2024
<b>List Price</b>	\$609,900	\$359,900	\$329,900
<b>List Price/SF</b>	\$318.15	\$270.60	\$350.21
<b>Sold Price</b>	\$592,000	\$402,000	\$350,000
<b>Sold Price/SF</b>	\$308.82	\$302.26	\$371.55
<b>Sell/List Ratio</b>	97.1%	111.7%	106.1%
<b>DOM</b>	43	11	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516166	202516129	202514731
<b>Area/Neighbr</b>	2E/Meadowood	2F/River Park South	2F/River Park South
<b>Address</b>	181 Greenwood Avenue	7 Westbourne Crescent	34 Aldgate Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1973	OL / 1985	OL / 1986
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	900 SF	1260 SF	1268 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Aluminum Siding, Stucco	Brick, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>		Brick Facing, Insert	
<b>Fireplace Fuel</b>		Electric, Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Laminate	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Roof C		Bathroom, Flooring
<b>Features</b>	High-Efficiency Furnace, Sump Pump	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	Air Conditioning-Central, No Pet Home, No Smoking Home,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Double Detached	Double Attached	Double Detached, Garage door opener
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	50 SF	0 SF	39 SF
<b>Depth</b>	103 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscape	Fenced, Landscape, Landscaped patio, No Back Lane, Playground	Fenced, Paved Lane, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,932.00/2024	\$5,372.18/ 24	\$3,980.63/ 24
<b>List Price</b>	\$349,900	\$519,900	\$379,900
<b>List Price/SF</b>	\$388.78	\$412.62	\$299.61
<b>Sold Price</b>	\$385,000	\$585,000	\$432,766
<b>Sold Price/SF</b>	\$427.78	\$464.29	\$341.30
<b>Sell/List Ratio</b>	110.0%	112.5%	113.9%
<b>DOM</b>	6	8	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515722	202515957	202515659
<b>Area/Neighbr</b>	2H/Southdale	2H/Southdale	2K/Sage Creek
<b>Address</b>	70 Dayton Drive	12 Bayshore Cove	34 Prairie Smoke Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1979	/ 1976	OL / 2013
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Split-Multi Level	Two Storey
<b>Living Area</b>	1502 SF	4100 SF	2228 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 6	BDA: 5 TBD: 5	BDA: 3 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 4 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	See remarks	Full
<b>Construction</b>	Wood Frame	Concrete floor, Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Brick	Stucco
<b>Fireplace(s)</b>	Stone	Brick Facing, Tile Facing	Tile Facing
<b>Fireplace Fuel</b>	Gas	Wood	Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Other remarks, Roof Cover	Furnace, Insulation, Roof Coverings	
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Deck, Garburator,	Air Conditioning-Central, Balconies - Two, Bar wet,	Air Conditioning-Central, Deck, Exterior walls, 2x6",
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Pie Shaped	Pie Shaped	Normal
<b>Frontage</b>		0 SF	48 SF
<b>Depth</b>		0 SF	0 SF
<b>Site Influence</b>	Fenced, Vegetable Garden, Landscape, Landscaped deck,	Cul-De-Sac, Fenced, Lakefront, Lake View, Landscaped patio	Fenced, Landscaped deck, Paved Street, Playground
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,776.40/2025	\$9,295.58/2025	\$6,607.49/2024
<b>List Price</b>	\$489,000	\$799,900	\$699,900
<b>List Price/SF</b>	\$325.57	\$195.10	\$314.14
<b>Sold Price</b>	\$570,000	\$789,000	\$710,000
<b>Sold Price/SF</b>	\$379.49	\$192.44	\$318.67
<b>Sell/List Ratio</b>	116.6%	98.6%	101.4%
<b>DOM</b>	8	8	9





<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515033	202515940	202515708
<b>Area/Neighbr</b>	3A/Elmwood	3C/Fraser's Grove	3F/North Kildonan
<b>Address</b>	262 Union Avenue	129 Dunrobin Avenue	300 Dunbeath Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1910	OL / 1948	OL / 1953
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Bungalow
<b>Living Area</b>	1050 SF	1222 SF	1544 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Vinyl, Wood Siding	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Tile, Vinyl Plank	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Completely, Electrical, Fl	Furnace, Roof Coverings, Windows
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,	Refrigerator, Stove
<b>Parking</b>	Double Detached, Garage door opener, Plug-In	Double Detached	Single Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	33 SF	50 SF	62 SF
<b>Depth</b>	104 SF	100 SF	126 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Landscaped deck, Playground Nearby, Shopping	Corner, Landscape, Playground Nearby, Treed Lot
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,501.79/ 25	\$4,090.53/ 25	\$3,719.57/ 24
<b>List Price</b>	\$249,900	\$409,900	\$349,900
<b>List Price/SF</b>	\$238.00	\$335.43	\$226.62
<b>Sold Price</b>	\$275,000	\$455,000	\$360,000
<b>Sold Price/SF</b>	\$261.90	\$372.34	\$233.16
<b>Sell/List Ratio</b>	110.0%	111.0%	102.9%
<b>DOM</b>	9	9	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515774	202513966	202515874
<b>Area/Neighbr</b>	3J/Kildonan Estates	3K/Kildonan Green	3L/West Transcona
<b>Address</b>	76 Outhwaite Street	55 Edna Perry Way	8 Cloverdale Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1995	/ 2009	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1191 SF	1560 SF	903 SF
<b>Fin Basement</b>			0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>		Direct vent, Tile Facing	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood	Laminate, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Flooring, Insul	Roof Coverings	Bathroom, Exterior, Flooring, Kitcher
<b>Features</b>	Air Conditioning-Central, Deck, Engineered Floor Joist,	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Single Detached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>		Normal	
<b>Frontage</b>		44 SF	54 SF
<b>Depth</b>		118 SF	110 SF
<b>Site Influence</b>	Fenced, Landscape, Landscaped deck, Playground Nearby,	Fenced, Landscaped deck, Park/reserve, Playground	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,412.17/2024	\$5,380.15/2024	\$3,950.07/2025
<b>List Price</b>	\$479,900	\$579,900	\$349,900
<b>List Price/SF</b>	\$402.94	\$371.73	\$387.49
<b>Sold Price</b>	\$528,500	\$570,000	\$426,000
<b>Sold Price/SF</b>	\$443.74	\$365.38	\$471.76
<b>Sell/List Ratio</b>	110.1%	98.3%	121.7%
<b>DOM</b>	8	30	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202514819	202514607	202515948
<b>Area/Neighbr</b>	3L/West Transcona	4B/Burrows Central	4C/North End
<b>Address</b>	220 Ralph Avenue W	1078 Aberdeen Avenue	756 Bannerman Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1958	OL / 1910	OL / 1945
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Bungalow
<b>Living Area</b>	1241 SF	1056 SF	998 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Crawl space	Crawl space
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Stone, Vinyl	Aluminum Siding, Stucco
<b>Fireplace(s)</b>	Brick Facing	Insert	Stone
<b>Fireplace Fuel</b>	Electric	Electric	Gas
<b>Flooring</b>	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Tile, Vinyl
<b>Foundation</b>	Concrete	Block	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Bar wet, Ceiling Fan, Closet Organizers,	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Laundry
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Garage door opener,	- Main Floor, Main floor full
<b>Parking</b>	Single Attached, Garage door opener, Parking Pad, Rear Drive	Single Detached	Dryer, Garage door opener, Refrigerator, Stove, Vacuum
<b>Lot Shape</b>	Normal		Single Detached
<b>Frontage</b>	49 SF	0 SF	40 SF
<b>Depth</b>	100 SF	0 SF	116 SF
<b>Site Influence</b>	Fenced, Paved Lane, Landscaped patio, Playground	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,585.95/ 24	\$2,577.06/2024	\$2,563.31/ 24
<b>List Price</b>	\$349,900	\$239,900	\$139,900
<b>List Price/SF</b>	\$281.95	\$227.18	\$140.18
<b>Sold Price</b>	\$342,500	\$235,000	\$155,000
<b>Sold Price/SF</b>	\$275.99	\$222.54	\$155.31
<b>Sell/List Ratio</b>	97.9%	98.0%	110.8%
<b>DOM</b>	20	22	9





<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515952	202516123	202515693
<b>Area/Neighbr</b>	4D/West Kildonan	4E/River Grove	4G/Garden City
<b>Address</b>	182 Perth Avenue	103 Summerview Lane	95 Woodcrest Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1917	/ 1991	OL / 1963
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Bungalow	Bungalow
<b>Living Area</b>	1170 SF	1725 SF	1268 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	104.05 M2/1,120 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco	Brick, Stucco	Brick, Stucco
<b>Fireplace(s)</b>		Tile Facing	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Laminate, Vinyl	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Kitchen, Other remarks	Basement, Bathroom, Completely, F
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwashers - Two, Dryers - Two, Fridges - Two, Stoves - Two, Front Drive Access
<b>Parking</b>	Single Detached, Oversized, Parking Pad, Workshop	Double Attached, Garage door opener, Insulated garage door,	
<b>Lot Shape</b>		Pie Shaped	Normal
<b>Frontage</b>	30 SF	0 SF	55 SF
<b>Depth</b>	0 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Playground Nearby, Private Yard	Cul-De-Sac, Golf Nearby, Landscaped deck, Landscaped	Corner
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,694.67/ 25	\$7,162.99/2025	\$4,897.28/2025
<b>List Price</b>	\$299,900	\$589,900	\$439,900
<b>List Price/SF</b>	\$256.32	\$341.97	\$346.92
<b>Sold Price</b>	\$353,000	\$621,999	\$500,000
<b>Sold Price/SF</b>	\$301.71	\$360.58	\$394.32
<b>Sell/List Ratio</b>	117.7%	105.4%	113.7%
<b>DOM</b>	9	8	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515968	202516017	202515197
<b>Area/Neighbr</b>	4H/Maples	5A/West End	5B/Wolseley
<b>Address</b>	312 Margate Road	408 Agnes Street	176 Arlington Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1983	OL / 1904	OL / 1910
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1040 SF	864 SF	1351 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Wood Siding	Cedar, Composite
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Tile, Wood	Vinyl, Wood	Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Electrical, Exterior, Flooring, Insulation
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Main floor full bathroom, Porch	Deck, High-Efficiency Furnace, Laundry - Second Floor
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Detached	Single Detached	Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	54 SF	40 SF	31 SF
<b>Depth</b>	100 SF	100 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Back Lane, Landscaped patio, Playground	Landscape	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,476.23/ 24	\$2,189.54/2024	\$2,501.07/ 24
<b>List Price</b>	\$439,900	\$149,900	\$336,900
<b>List Price/SF</b>	\$422.98	\$173.50	\$249.37
<b>Sold Price</b>	\$470,000	\$180,000	\$323,000
<b>Sold Price/SF</b>	\$451.92	\$208.33	\$239.08
<b>Sell/List Ratio</b>	106.8%	120.1%	95.9%
<b>DOM</b>	7	9	15



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511607	202516069	202515785
<b>Area/Neighbr</b>	5D/Weston	5E/St James	5E/St James
<b>Address</b>	721 Pacific Avenue	364 Marjorie Street	387 Kensington Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1905	OL / 1949	/ 1952
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Bungalow
<b>Living Area</b>	1100 SF	931 SF	844 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	3/4	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Vinyl	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate	Laminate, Tile, Vinyl Plank, Wood
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Furnace, Roof Coverings
<b>Features</b>		Air Conditioning-Central, High-Efficiency Furnace, Main Dryer, Garage door opener, Garage door opener remote(s), Single Attached	Air Conditioning-Central, High-Efficiency Furnace, Main Dishwasher, Dryer, Storage Shed, Stove, Washer Parking Pad, Rear Drive Access
<b>Gds Included</b>			
<b>Parking</b>	Front Drive Access		
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>		0 SF	40 SF
<b>Depth</b>		0 SF	100 SF
<b>Site Influence</b>	No Back Lane	Flat Site, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Private Yard, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,680.85/2024	\$3,021.46/ 24	\$3,250.06/2024
<b>List Price</b>	\$169,900	\$319,900	\$249,900
<b>List Price/SF</b>	\$154.45	\$343.61	\$296.09
<b>Sold Price</b>	\$120,000	\$308,000	\$284,800
<b>Sold Price/SF</b>	\$109.09	\$330.83	\$337.44
<b>Sell/List Ratio</b>	70.6%	96.3%	114.0%
<b>DOM</b>	40	8	9