



Status	Sold	Sold	Sold
MLS® #	202514318	202513506	202513202
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Fort Rouge
Address	494 Jubilee Avenue	34 Arnold Avenue	405 Churchill Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	OL / 1910	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	1280 SF	840 SF	1472 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Partial	Full, See remarks
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Brick Facing		Glass Door
Fireplace Fuel	See remarks		Gas
Flooring	Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Block, Preserved Wood	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Exterior, Flooring, Insulat	Kitchen, Other remarks, Roof Coveri
Features	Air conditioning wall unit, Porch, Sunroom	Air Conditioning-Central, Ceiling Fan, Laundry - Main Floor, Main	Air Conditioning-Central, Deck, Garburator, High-Efficiency
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage
Parking	Single Detached, Parking Pad	Plug-In, Rear Drive Access	Double Detached
Lot Shape		Normal	Normal
Frontage	50 SF	25 SF	50 SF
Depth	162 SF	100 SF	168 SF
Site Influence	Back Lane, Landscaped deck, Playground Nearby, Private Yard,	Back Lane, Landscaped patio, Park/reserve, Paved Street,	Back Lane, Landscaped deck, River View
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,440.86/ 24	\$1,958.38/ 24	\$6,177.30/2024
List Price	\$329,900	\$289,900	\$524,900
List Price/SF	\$257.73	\$345.12	\$356.59
Sold Price	\$471,494	\$300,000	\$601,405
Sold Price/SF	\$368.35	\$357.14	\$408.56
Sell/List Ratio	142.9%	103.5%	114.6%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202512912	202511247	202509089
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	120 Oakwood Avenue	211 Morley Avenue	228 Balfour Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1911	OL / 1927
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1183 SF	1037 SF	860 SF
Fin Basement	0.00 M2/0 SF	9.29 M2/100 SF	46.45 M2/500 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 1 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Wood Siding	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Tile, Wood	Laminate, Tile
Foundation	Not known	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext		Bathroom, Completely, Electrical, Flk
Features	Air Conditioning-Central, Deck, Dog run fenced in, Greenhouse,	Air Conditioning-Central, Porch	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Refrigerator, Stove
Parking	Double Detached, Insulated, Oversized, Parking Pad, Rear	No Garage, Parking Pad	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	25 SF	50 SF
Depth	127 SF	100 SF	128 SF
Site Influence	Vegetable Garden, Landscaped deck, Park/reserve, Playground	Back Lane, Low maintenance landscaped, Landscape	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,630.62/ 24	\$2,315.00/ 24	\$3,833.00/2024
List Price	\$569,900	\$289,900	\$349,000
List Price/SF	\$481.74	\$279.56	\$405.81
Sold Price	\$560,000	\$280,000	\$462,500
Sold Price/SF	\$473.37	\$270.01	\$537.79
Sell/List Ratio	98.3%	96.6%	132.5%
DOM	10	8	7



Status	Sold	Sold	Sold
MLS® #	202509115	202507009	202508116
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	271 Wavell Avenue	235 Clare Avenue	301 Ashland Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1940	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bi-Level
Living Area	1066 SF	1410 SF	1354 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stone, Stucco	Stucco
Fireplace(s)	Free-standing		Direct vent
Fireplace Fuel	Gas		Gas
Flooring	Tile, Vinyl, Wood	Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Furnace, Roof	Basement, Bathroom, Electrical, Insulation
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached	Single Detached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	50 SF	50 SF
Depth	102 SF	128 SF	127 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Back Lane, Paved Street,	Corner	Corner, Fenced, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,797.18/ 24	\$4,190.41/2025	\$5,558.00/2024
List Price	\$439,900	\$439,900	\$589,900
List Price/SF	\$412.66	\$311.99	\$435.67
Sold Price	\$485,000	\$510,000	\$689,301
Sold Price/SF	\$454.97	\$361.70	\$509.08
Sell/List Ratio	110.3%	115.9%	116.9%
DOM	7	10	10



Status	Sold	Sold	Sold
MLS® #	202507544	202507579	202507454
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	223 Bartlet Avenue	228 Clare Avenue	231 Montgomery Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1941	OL / 1951	OL / 1951
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	824 SF	1220 SF	864 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Stucco, Wood Siding	Composite, Stone
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Bathroom, Electrical, Furnace, Kitchen	Bathroom
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener remote(s), Microwave, Double Detached, Oversized, Parking Pad
Parking	Double Detached	Single Detached	Double Detached, Oversized, Parking Pad
Lot Shape	Normal		
Frontage	50 SF	53 SF	50 SF
Depth	0 SF	120 SF	120 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Back Lane, Paved Lane,	Fenced, Flat Site, Back Lane, Landscaped deck, Paved Street,	Fenced, Back Lane, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,119.03/2024	\$4,416.46/2024	\$4,416.46/2024
List Price	\$389,900	\$409,900	\$399,900
List Price/SF	\$473.18	\$335.98	\$462.85
Sold Price	\$465,000	\$465,000	\$475,000
Sold Price/SF	\$564.32	\$381.15	\$549.77
Sell/List Ratio	119.3%	113.4%	118.8%
DOM	7	10	8



Status	Sold	Sold	Sold
MLS® #	202507261	202504914	202506581
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	174 Montgomery Avenue	49 Morley Avenue	148 Morley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1952	OL / 1914	/ 1906
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1012 SF	1244 SF	846 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	3/4
Construction	Concrete, Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Composite, Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl, Wood	Vinyl, Wood	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Roof Coverings, Windows		Bathroom, Exterior, Furnace, Windows
Features	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Freezer, Garage door opener, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window
Parking	Single Detached, Garage door opener, Parking Pad, Plug-In,	Carport	Other remarks
Lot Shape	Normal		Normal
Frontage		25 SF	25 SF
Depth		100 SF	100 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscape, Paved Street,	Back Lane, Other/remarks, Playground Nearby, Shopping	Fenced, Landscaped deck, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,570.75/2024	\$3,505.06/2024	\$1,934.59/2024
List Price	\$349,900	\$299,900	\$249,900
List Price/SF	\$345.75	\$241.08	\$295.39
Sold Price	\$452,174	\$283,000	\$306,500
Sold Price/SF	\$446.81	\$227.49	\$362.29
Sell/List Ratio	129.2%	94.4%	122.6%
DOM	5	90	6



Status	Sold	Sold	Sold
MLS® #	202505177	202504813	202504138
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	315 Ashland Avenue	231 Balfour Avenue	222 Balfour Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1924	OL / 1923	OL / 1927
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1330 SF	840 SF	1850 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: N
Basement	Crawl space, Full	Full	Full
Construction			
Exterior	Stucco	Stucco	Vinyl
Fireplace(s)			Glass Door, Heatilator/Fan
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Insulation, Kitchen, Other remarks	Furnace, Roof Coverings	Addition, Bathroom, Electrical, Kitchen
Features	Ceiling Fan, Hood Fan, Jetted Tub, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Freezer, Storage Shed, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Detached	Single Detached, Parking Pad	Single Detached, Carport
Lot Shape			
Frontage	50 SF	0 SF	50 SF
Depth	127 SF	0 SF	127 SF
Site Influence	Fenced, Back Lane, Paved Street, Playground Nearby,	Back Lane, Paved Lane, Landscaped patio, Paved Street	Paved Lane, Paved Street, Playground Nearby, Shopping
Heating	Hot Water	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,249.90/ 24	\$4,023.85/2024	\$6,415.25/2024
List Price	\$419,900	\$299,900	\$569,000
List Price/SF	\$315.71	\$357.02	\$307.57
Sold Price	\$390,000	\$280,000	\$600,000
Sold Price/SF	\$293.23	\$333.33	\$324.32
Sell/List Ratio	92.9%	93.4%	105.4%
DOM	22	6	7



Status	Sold	Sold	Sold
MLS® #	202504245	202503555	202503530
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	116 Clare Avenue	310 Maplewood Avenue	115 Baltimore Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1951	/ 2024	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	One and a Half
Living Area	1227 SF	1946 SF	1200 SF
Fin Basement	41.99 M2/452 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Aluminum Siding	Other-Remarks, Stucco	Stucco
Fireplace(s)		Tile Facing	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile	Cork, Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks		Bathroom, Electrical, Roof Coverings
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Main floor full bathroom, Microwave
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Dishwasher, Garage door opener, Refrigerator, Stove	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door
Parking	No Garage, Plug-In	Double Detached, Rear Drive Access	Double Detached
Lot Shape			Normal
Frontage	50 SF	50 SF	50 SF
Depth	119 SF	124 SF	0 SF
Site Influence	Corner, Fenced, Landscaped patio, Paved Street, Playground	Corner, Paved Lane, Landscaped deck, Other/remarks, Playground	Fenced, Back Lane, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,499.75/2024	\$3,892.97/ 24	\$4,987.54/2024
List Price	\$388,000	\$1,199,800	\$444,900
List Price/SF	\$316.22	\$616.55	\$370.75
Sold Price	\$452,000	\$1,100,000	\$501,000
Sold Price/SF	\$368.38	\$565.26	\$417.50
Sell/List Ratio	116.5%	91.7%	112.6%
DOM	5	43	6



Status	Sold	Sold	Sold
MLS® #	202503305	202501154	202501821
Area/Neighbr	1A/Riverview	1A/Riverview	1A/Riverview
Address	316 Baltimore Road	137 Ashland Avenue	554 McNaughton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1913	OL / 2014	/ 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two Storey	One and a Half
Living Area	2375 SF	2287 SF	1369 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood	Vinyl, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Bitumen	Shingle
Remodelled	Insulation, Roof Coverings		Kitchen
Features	Air conditioning wall unit, Ceiling Fan, Laundry - Main Floor,	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Storage		Dishwasher, Dryer, Garage door opener, Microwave, Play
Parking	Carport	Triple Detached	Double Detached, Oversized, Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	50 SF	50 SF
Depth	128 SF	127 SF	120 SF
Site Influence	Corner, Shopping Nearby	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped	Fenced, Landscaped deck, Playground Nearby, Shopping
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,130.92/ 24	\$8,806.66/ 24	\$5,249.29/2024
List Price	\$569,900	\$1,275,000	\$380,000
List Price/SF	\$239.96	\$557.50	\$277.57
Sold Price	\$624,000	\$1,200,000	\$421,212
Sold Price/SF	\$262.74	\$524.70	\$307.68
Sell/List Ratio	109.5%	94.1%	110.8%
DOM	9	0	7



Status	Sold	Sold	Sold
MLS® #	202501537	202500697	202500386
Area/Neighbr	1A/Riverview	1A/Fort Rouge	1A/Riverview
Address	356 Ashland Avenue	636 Jubilee Avenue	24 Morley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1926	OL / 1911	/ 1993
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1226 SF	885 SF	1400 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Stone	Preserved Wood
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Garage, Kitche		Furnace, Insulation, Other remarks,
Features	Air conditioning wall unit, Hood Fan, Main floor full bathroom,	Air Conditioning-Central, Deck, No Smoking Home, Porch,	Air Conditioning-Central, Balcony - One, Cook Top, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Parking Pad, Rear Drive Access	Single Attached, Heated, Insulated, Parking Pad, Rear
Lot Shape	Irregular	Normal	Normal
Frontage	50 SF	29 SF	
Depth	128 SF	162 SF	
Site Influence	Landscaped patio	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Golf Nearby,	Flat Site, Golf Nearby, Back Lane, Playground Nearby,
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,916.00/2024	\$3,152.14/ 24	\$4,468.77/2024
List Price	\$419,900	\$279,900	\$379,900
List Price/SF	\$342.50	\$316.27	\$271.36
Sold Price	\$450,000	\$316,636	\$405,000
Sold Price/SF	\$367.05	\$357.78	\$289.29
Sell/List Ratio	107.2%	113.1%	106.6%
DOM	10	8	7



Status	Sold	Sold	Sold
MLS® #	202427713	202515704	202514999
Area/Neighbr	1A/Riverview	1Aw/Lord Roberts	1Aw/Lord Roberts
Address	192 Arnold Avenue	414 Rosedale Avenue	844 Beresford Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1907	OL / 1910	/ 2008
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and Three Quarters	Two Storey
Living Area	1080 SF	1176 SF	1920 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl, Wood Siding	Stucco	Stone, Stucco
Fireplace(s)			Other - See remarks
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Tile	Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Stone	Block	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled		Bathroom, Flooring, Kitchen, Window	Basement
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, Porch	Air Conditioning-Central, Balcony - One, Deck, Exterior walls,
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Parking Pad	Parking Pad	Double Detached, Rear Drive Access
Lot Shape		Normal	Normal
Frontage		25 SF	25 SF
Depth			
Site Influence	Fenced, Back Lane, Private Yard, Shopping Nearby	Fenced, Golf Nearby, Back Lane, Shopping Nearby, Public	Golf Nearby, Back Lane, Park/reserve, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,922.09/2024	\$3,076.75/2024	\$5,802.22/ 25
List Price	\$269,900	\$299,900	\$479,900
List Price/SF	\$249.91	\$255.02	\$249.95
Sold Price	\$260,000	\$340,414	\$560,000
Sold Price/SF	\$240.74	\$289.47	\$291.67
Sell/List Ratio	96.3%	113.5%	116.7%
DOM	38	7	8



Status	Sold	Sold	Sold
MLS® #	202514443	202513082	202511521
Area/Neighbr	1Aw/Fort Rouge	1Aw/Fort Rouge	1Aw/Fort Rouge
Address	485 Jubilee Avenue	853 Nassau Street S	324 Morley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1907	OL / 1909	/ 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and a Half
Living Area	1150 SF	800 SF	1202 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	3/4	Crawl space, Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Wood	Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Stone	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Kitchen	Bathroom, Electrical, Exterior, Flooring	Bathroom, Flooring, Kitchen, Plumbing
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air conditioning wall unit, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Detached, Garage door opener, Heated, Insulated, Other	Carport, Rear Drive Access	Rear Drive Access, Unpaved Driveway
Lot Shape		Normal	Normal
Frontage		25 SF	25 SF
Depth		100 SF	100 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Back Lane, Landscaped deck	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Playground Nearby, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,679.00/ 24	\$2,029.77/2024	\$1,922.69/2024
List Price	\$299,900	\$224,900	\$299,900
List Price/SF	\$260.78	\$281.13	\$249.50
Sold Price	\$361,000	\$232,500	\$292,500
Sold Price/SF	\$313.91	\$290.63	\$243.34
Sell/List Ratio	120.4%	103.4%	97.5%
DOM	8	12	12



Status	Sold	Sold	Sold
MLS® #	202510854	202510651	202509654
Area/Neighbr	1Aw/Lord Roberts	1Aw/Lord Roberts	1Aw/Lord Roberts
Address	770 Walker Avenue	728 Walker Avenue	339 Arnold Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1973	OL / 1912
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	One and a Half
Living Area	1147 SF	990 SF	980 SF
Fin Basement	0.00 M2/0 SF	91.97 M2/990 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space	Full	Half basement
Construction	Wood Frame		
Exterior	Stucco	Brick, Stucco	Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Insulation		
Features	High-Efficiency Furnace, Laundry - Main Floor, Main floor full	Bar dry, Hood Fan, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Porch
Gds Included	Blinds, Dryer, Garage door opener, Microwave, Refrigerator,	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Insulated, Oversized, Parking Pad,	No Garage, Rear Drive Access	Single Detached
Lot Shape	Normal	Normal	
Frontage	50 SF	37 SF	0 SF
Depth	88 SF	0 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Back Lane, Paved Lane, Paved Street, Playground Nearby	Fenced, Flat Site, Back Lane, Paved Lane
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,488.45/2024	\$4,004.18/2025	\$2,788.73/2024
List Price	\$319,899	\$274,900	\$259,900
List Price/SF	\$278.90	\$277.68	\$265.20
Sold Price	\$331,000	\$328,728	\$250,000
Sold Price/SF	\$288.58	\$332.05	\$255.10
Sell/List Ratio	103.5%	119.6%	96.2%
DOM	13	9	9



Status	Sold	Sold	Sold
MLS® #	202509796	202509610	202509666
Area/Neighbr	1Aw/Lord Roberts	1Aw/Lord Roberts	1Aw/Fort Rouge
Address	570 Walker Avenue	489 Rathgar Avenue	592 Hethrington Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1909	OL / 1909	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	One and Three Quarters	Bungalow
Living Area	1025 SF	1146 SF	768 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	3/4	Full
Construction	Wood Frame		
Exterior	Vinyl, Wood Siding	Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Preserved Wood	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air conditioning wall unit, Ceiling Fan, Cook Top, Deck, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Patio, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Parking Pad, Plug-In, Unpaved Driveway	Parking Pad, Plug-In, Rear Drive Access	Single Detached, Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	25 SF	25 SF	42 SF
Depth	88 SF	88 SF	100 SF
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Landscaped deck, Playground Nearby, Private Yard,	Fenced, Landscape, Landscaped patio, Shopping Nearby, Public
Heating	Baseboard	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,599.00/2024	\$2,898.29/2024	\$3,956.35/2024
List Price	\$334,900	\$279,900	\$339,900
List Price/SF	\$326.73	\$244.24	\$442.58
Sold Price	\$401,570	\$335,000	\$330,000
Sold Price/SF	\$391.78	\$292.32	\$429.69
Sell/List Ratio	119.9%	119.7%	97.1%
DOM	6	7	12



Status	Sold	Sold	Sold
MLS® #	202508142	202507657	202507008
Area/Neighbr	1Aw/Lord Roberts	1Aw/Lord Roberts	1Aw/Lord Roberts
Address	480 Beresford Avenue	565 Beresford Avenue	473 Beresford Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1909	OL / 1911	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Bungalow	Two Storey
Living Area	1072 SF	930 SF	1552 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Wood Siding	Stucco, Wood Shingle	Wood Siding
Fireplace(s)			Other - See remarks
Fireplace Fuel			Electric
Flooring	Vinyl, Wood	Laminate, Vinyl, Wood	Tile, Vinyl, Wood
Foundation	Stone	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Electrical, Fur	Electrical, Furnace
Features		Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,
Gds Included	Stove	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Rear Drive Access	Single Detached, Garage door opener, Insulated, Rear Drive	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	0 SF		33 SF
Depth	0 SF		113 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Lane, Paved Street,	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,648.44/2024	\$2,814.07/ 24	\$4,050.69/2024
List Price	\$219,900	\$299,900	\$429,900
List Price/SF	\$205.13	\$322.47	\$277.00
Sold Price	\$195,000	\$361,000	\$429,900
Sold Price/SF	\$181.90	\$388.17	\$277.00
Sell/List Ratio	88.7%	120.4%	100.0%
DOM	34	6	9



Status	Sold	Sold	Sold
MLS® #	202506478	202504241	202505892
Area/Neighbr	1Aw/Lord Roberts	1Aw/Lord Roberts	1Aw/Fort Rouge
Address	567 McNaughton Avenue	777 Rathgar Avenue	307 Morley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1913	/ 1910
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	One and Three Quarters
Living Area	1340 SF	752 SF	1040 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Vinyl, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile	Vinyl, Wood
Foundation	Concrete	Concrete	Block, Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen, Other remarks, Partly	Furnace, Roof Coverings, Windows	Flooring, Furnace, Kitchen, Roof Co
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	High-Efficiency Furnace, Main floor full bathroom, No Smoking	Air Conditioning-Central, Deck, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Double Detached	Single Detached	Rear Drive Access
Lot Shape	Normal		Normal
Frontage	50 SF	0 SF	25 SF
Depth	120 SF	0 SF	100 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Back Lane, Paved Lane, Paved	Shopping Nearby, Public Transportation	Fenced, Landscaped deck, Landscaped patio, Playground
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,618.73/ 24	\$2,828.91/ 24	\$3,457.47/2024
List Price	\$399,900	\$249,900	\$329,900
List Price/SF	\$298.43	\$332.31	\$317.21
Sold Price	\$571,000	\$275,777	\$401,000
Sold Price/SF	\$426.12	\$366.72	\$385.58
Sell/List Ratio	142.8%	110.4%	121.6%
DOM	13	6	6



Status	Sold	Sold	Sold
MLS® #	202505675	202504951	202504844
Area/Neighbr	1Aw/Fort Rouge	1Aw/Lord Roberts	1Aw/Fort Rouge
Address	590 Walker Avenue	481 Rosedale Avenue	439 Morley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1913	OL / 1911	/ 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	One and Three Quarters	One and a Half
Living Area	1260 SF	1260 SF	1000 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Wood Siding	Stucco, Wood Siding	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Vinyl, Wood	Laminate, Tile
Foundation	Concrete	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Electrical, Roof Coverings, Windows	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Smoke Detectors	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dryer, Refrigerator, Stove, Washer
Parking	No Garage, Parking Pad	Parking Pad	Parking Pad
Lot Shape		Normal	Normal
Frontage	25 SF	0 SF	25 SF
Depth	88 SF	0 SF	100 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Shopping	Fenced, Flat Site, Back Lane, Low maintenance landscaped,	Corner, Fenced, Golf Nearby, Landscaped deck, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,267.11/2024	\$3,256.00/ 25	\$2,993.47/ 24
List Price	\$349,900	\$333,000	\$269,900
List Price/SF	\$277.70	\$264.29	\$269.90
Sold Price	\$388,389	\$333,000	\$326,500
Sold Price/SF	\$308.25	\$264.29	\$326.50
Sell/List Ratio	111.0%	100.0%	121.0%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202504657	202504236	202503404
Area/Neighbr	1Aw/Lord Roberts	1Aw/Lord Roberts	1Aw/Fort Rouge
Address	744 Walker Avenue	311 Arnold Avenue	462 Arnold Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 2018	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1280 SF	1760 SF	963 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	81.75 M2/880 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 2 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Vinyl	Stucco	Vinyl
Fireplace(s)	Other - See remarks	Brick Facing, Glass Door	
Fireplace Fuel	Electric	Electric	
Flooring	Laminate, Tile, Vinyl Plank	Laminate, Tile	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete, Piled	Stone
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Electrical, Flooring, Furna
Features	Air Conditioning-Central, Closet Organizers, Heat recovery	Accessibility Features – See Remarks, Air	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached	Parking Pad	Double Detached, Garage door opener, Insulated garage door, Normal
Lot Shape	Normal		
Frontage	25 SF	25 SF	25 SF
Depth	0 SF	103 SF	100 SF
Site Influence	Fenced, Flat Site, Low maintenance landscaped,	Accessibility Access, Playground Nearby, Shopping	Back Lane, Paved Lane, Landscaped deck, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,290.30/ 24	\$6,253.40/ 24	\$3,457.47/ 24
List Price	\$424,900	\$569,000	\$299,900
List Price/SF	\$331.95	\$323.30	\$311.42
Sold Price	\$417,000	\$555,000	\$375,000
Sold Price/SF	\$325.78	\$315.34	\$389.41
Sell/List Ratio	98.1%	97.5%	125.0%
DOM	9	77	6



Status	Sold	Sold	Sold
MLS® #	202503132	202502150	202503415
Area/Neighbr	1Aw/Fort Rouge	1Aw/Lord Roberts	1Aw/Lord Roberts
Address	557 Rosedale Avenue	409 Morley Avenue	682 Beresford Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1911	OL / 2010	OL / 1910
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Two Storey	One and Three Quarters
Living Area	1465 SF	1190 SF	1056 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Wood Siding	Stone, Stucco	Wood Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	See remarks		
Flooring	Laminate, Wood	Wall-to-wall carpet, Wood	Laminate, Wood
Foundation	Stone	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks	Flooring	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist,	No Pet Home, No Smoking Home, Porch
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	
Parking	Parking Pad	Plug-In, Rear Drive Access	Single Detached, Parking Pad, Rear Drive Access
Lot Shape			Normal
Frontage	30 SF	25 SF	33 SF
Depth	125 SF	100 SF	125 SF
Site Influence	Back Lane, Public Transportation	Fenced, Paved Lane, Landscaped deck, Landscaped	Flat Site, Vegetable Garden, Paved Lane, Paved Street,
Heating	Forced Air	Forced Air	Hot Water
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,455.93/ 24	\$4,349.80/2024	\$2,882.51/ 24
List Price	\$358,000	\$409,900	\$229,800
List Price/SF	\$244.37	\$344.45	\$217.61
Sold Price	\$405,000	\$440,408	\$211,000
Sold Price/SF	\$276.45	\$370.09	\$199.81
Sell/List Ratio	113.1%	107.4%	91.8%
DOM	5	8	9



Status	Sold	Sold	Sold
MLS® #	202503165	202502917	202501535
Area/Neighbr	1Aw/Fort Rouge	1Aw/Lord Roberts	1Aw/Lord Roberts
Address	299 Arnold Avenue	575 Walker Avenue	450 Arnold Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1910	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1194 SF	854 SF	688 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 1 TBD: 1	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Partial	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl, Wood Siding	Wood Siding	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen	Roof Coverings	
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Porch,
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, TV Wall Mount, Washer	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dryer, Refrigerator, Stove, Washer
Parking	Parking Pad	Single Detached, Garage door opener, Parking Pad	Parking Pad
Lot Shape	Normal	Normal	
Frontage	25 SF	0 SF	0 SF
Depth	103 SF	0 SF	0 SF
Site Influence	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Back Lane, Paved Street, Shopping Nearby, Public	Back Lane, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,516.97/ 24	\$2,303.42/2024	\$2,255.83/2024
List Price	\$419,000	\$222,500	\$229,900
List Price/SF	\$350.92	\$260.54	\$334.16
Sold Price	\$410,000	\$240,500	\$250,000
Sold Price/SF	\$343.38	\$281.62	\$363.37
Sell/List Ratio	97.9%	108.1%	108.7%
DOM	21	5	7



Status	Sold	Sold	Sold
MLS® #	202501628	202500035	202500957
Area/Neighbr	1Aw/Lord Roberts	1Aw/Fort Rouge	1Aw/Lord Roberts
Address	553 Rathgar Avenue	507 Hethrington Avenue	324 Morley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	OL / 1913	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	One and a Half	One and a Half
Living Area	1008 SF	1045 SF	1058 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	3/4	3/4
Construction	Wood Frame	Wood Frame	Stucco
Exterior	Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Tile, Wood	Wall-to-wall carpet, Laminate, See Remarks
Foundation	Concrete	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central, High-Efficiency Furnace, Porch	Air Conditioning-Central, Main floor full bathroom, No Smoking	
Gds Included		Blinds, Dryer, Microwave, Refrigerator, Stove, TV Wall	Blinds, Dishwasher, Microwave, Refrigerator, Stove
Parking	Single Detached	Parking Pad, Rear Drive Access	Other remarks, Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	33 SF	25 SF	25 SF
Depth	88 SF	100 SF	100 SF
Site Influence	Fenced, Flat Site, Back Lane, Playground Nearby, Public	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public	Paved Street, Private Yard, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,544.40/ 24	\$3,386.09/ 24	\$1,922.69/2024
List Price	\$290,000	\$289,900	\$159,900
List Price/SF	\$287.70	\$277.42	\$151.13
Sold Price	\$270,000	\$306,000	\$150,000
Sold Price/SF	\$267.86	\$292.82	\$141.78
Sell/List Ratio	93.1%	105.6%	93.8%
DOM	3	4	1



Status	Sold	Sold	Sold
MLS® #	202500229	202427950	202515243
Area/Neighbr	1Aw/Lord Roberts	1Aw/Fort Rouge	1B/Crescentwood
Address	572 Hethrington Avenue	481 Hethrington Avenue	869 Garwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	OL / 1912	OL / 1921
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	1041 SF	1312 SF	840 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stone, Stucco	Stucco, Vinyl, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile	Laminate, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Electrical, Ext
Features	Air Conditioning-Central, Closet Organizers, Heat recovery	Air conditioning wall unit, High-Efficiency Furnace	Ceiling Fan, Closet Organizers, Deck, Main floor full bathroom,
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Rear Drive Access	Single Detached, Rear Drive Access, Unpaved Driveway	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	25 SF	0 SF	33 SF
Depth	100 SF	0 SF	98 SF
Site Influence	Back Lane, Low maintenance landscaped, Park/reserve, Paved	Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Paved Lane, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,349.80/2024	\$2,386.69/2024	\$3,145.64/ 24
List Price	\$399,900	\$299,900	\$314,900
List Price/SF	\$384.15	\$228.58	\$374.88
Sold Price	\$395,000	\$310,000	\$350,000
Sold Price/SF	\$379.44	\$236.28	\$416.67
Sell/List Ratio	98.8%	103.4%	111.1%
DOM	35	47	6



Status	Sold	Sold	Sold
MLS® #	202514863	202513491	202514159
Area/Neighbr	1B/Crescentwood	1B/Osborne Village	1B/Crescentwood
Address	799 Fleet Avenue	515 Wardlaw Avenue	1034 Dorchester Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1927	OL / 1905	OL / 1912
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two and a Half	Two and a Half
Living Area	776 SF	2018 SF	2102 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 4	BDA: 5 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Wood Siding	Wood Siding
Fireplace(s)		Stone	Brick Facing
Fireplace Fuel		Wood	Wood
Flooring	Cork, Wood	Wall-to-wall carpet, Tile, Wood	Vinyl, Wood
Foundation	See remarks	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, E	Basement, Bathroom, Electrical, Inst	Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking	No Smoking Home, Porch, Sunroom
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Insulated garage door,	Single Detached, Parking Pad	Single Detached, Oversized
Lot Shape	Normal	Normal	
Frontage	34 SF	50 SF	0 SF
Depth	92 SF	119 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Back Lane, Paved Lane, Low	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Landscape, Playground Nearby, Shopping
Heating	Forced Air, Heat Pump	Forced Air	Hot Water
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,450.03/ 24	\$4,810.91/ 24	\$4,976.48/ 25
List Price	\$369,900	\$599,990	\$439,900
List Price/SF	\$476.68	\$297.32	\$209.28
Sold Price	\$435,000	\$600,000	\$442,500
Sold Price/SF	\$560.57	\$297.32	\$210.51
Sell/List Ratio	117.6%	100.0%	100.6%
DOM	6	0	9



Status	Sold	Sold	Sold
MLS® #	202514281	202511414	202510991
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	845 Fleet Avenue	940 Garwood Avenue	866 Garwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1923	OL / 1949	OL / 1930
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	One and a Half	Bungalow
Living Area	1302 SF	1145 SF	712 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 6	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Vinyl
Fireplace(s)	Glass Door		
Fireplace Fuel	Gas, Wood		
Flooring	Tile, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Bathroom, Electrical, Furnace, Kitchen, Roof Coverings	Flooring, Roof Coverings	Electrical, Furnace, Kitchen, Roof Co
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached	Single Detached	Single Detached, Garage door opener, Parking Pad
Lot Shape	Normal		Normal
Frontage	25 SF	40 SF	25 SF
Depth	92 SF	101 SF	101 SF
Site Influence	Corner, Paved Lane, Landscaped patio	Corner, Fenced, Back Lane, Park/reserve, Playground	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,302.20/ 24	\$3,152.24/ 24	\$3,409.88/2025
List Price	\$374,900	\$339,900	\$309,900
List Price/SF	\$287.94	\$296.86	\$435.25
Sold Price	\$374,900	\$451,940	\$337,000
Sold Price/SF	\$287.94	\$394.71	\$473.31
Sell/List Ratio	100.0%	133.0%	108.7%
DOM	19	7	7



Status	Sold	Sold	Sold
MLS® #	202512917	202510137	202511426
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	814 Dudley Avenue	768 Garwood Avenue	818 Mulvey Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1927	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Raised Bungalow	Two and a Half
Living Area	1200 SF	638 SF	1650 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	37.16 M2/400 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Vinyl, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Flooring, Furnace, Roof Co	Bathroom, Electrical, Furnace	
Features	Air Conditioning-Central, High-Efficiency Furnace		Air conditioning wall unit, Air Conditioning-Central,
Gds Included	Blinds, Dryer, Stove, Washer, Window Coverings	Dryer, Garage door opener, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,
Parking	Single Detached, Carport	Single Detached	Parking Pad
Lot Shape	Normal	Normal	
Frontage	41 SF	25 SF	30 SF
Depth	101 SF	100 SF	92 SF
Site Influence	Flat Site, Paved Lane, Landscape, Park/reserve, Paved	Fenced, Landscaped deck, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Landscape, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,151.66/2024	\$2,874.50/2024	\$4,777.16/ 24
List Price	\$339,900	\$249,900	\$389,900
List Price/SF	\$283.25	\$391.69	\$236.30
Sold Price	\$345,000	\$275,000	\$380,000
Sold Price/SF	\$287.50	\$431.03	\$230.30
Sell/List Ratio	101.5%	110.0%	97.5%
DOM	15	6	19



Status	Sold	Sold	Sold
MLS® #	202511441	202506064	202509555
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	693 Ebby Avenue	569 Fleet Avenue	1149 McMillan Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1909	OL / 1946
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	Bungalow
Living Area	981 SF	1200 SF	700 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 1 TBD: 1
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	None	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Aluminum Siding, Other-Remarks, V	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Exterior, Furna	Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Electronic Air Cleaner, Heat	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Refrigerator, See remarks, Stove	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	No Garage, Rear Drive Access	Single Detached
Lot Shape		Normal	Normal
Frontage	0 SF	25 SF	40 SF
Depth	0 SF	92 SF	121 SF
Site Influence	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Paved Lane, Landscaped deck, Playground	Back Lane, Low maintenance landscaped, Paved Street,
Heating	Forced Air	Forced Air, Heat Pump	Forced Air
Heating Fuel	Natural gas	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,407.06/ 24	\$2,874.50/2024	\$4,299.37/2024
List Price	\$299,900	\$349,900	\$339,900
List Price/SF	\$305.71	\$291.58	\$485.57
Sold Price	\$293,000	\$349,900	\$355,000
Sold Price/SF	\$298.67	\$291.58	\$507.14
Sell/List Ratio	97.7%	100.0%	104.4%
DOM	20	9	9



Status	Sold	Sold	Sold
MLS® #	202509071	202508766	202507053
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	724 Ebby Avenue	364 Lilac Street	805 Dudley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1947	OL / 1914	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and a Half
Living Area	700 SF	1220 SF	1120 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	None	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Not known	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Exterior, Furnace, Kitchen		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Alarm system, See remarks	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Rear Drive Access	Double Detached	Single Detached
Lot Shape	Normal	Normal	
Frontage	37 SF	25 SF	0 SF
Depth	100 SF	100 SF	0 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Paved Street,	Corner, Fenced, Landscaped deck, Playground Nearby,	Fenced, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,627.75/ 24	\$4,385.48/2025	\$3,893.22/2024
List Price	\$249,900	\$399,900	\$349,900
List Price/SF	\$357.00	\$327.79	\$312.41
Sold Price	\$239,900	\$397,500	\$486,805
Sold Price/SF	\$342.71	\$325.82	\$434.65
Sell/List Ratio	96.0%	99.4%	139.1%
DOM	32	10	7



Status	Sold	Sold	Sold
MLS® #	202508169	202508269	202507935
Area/Neighbr	1B/Crescentwood	1B/Osborne Village	1B/Osborne Village
Address	742 Weatherdon Avenue	119 Norquay Street	608 Fleet Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1903	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	981 SF	1384 SF	991 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Crawl space	Full	Full
Construction			
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Stone	Glass Door	
Fireplace Fuel	Wood	Wood	
Flooring	Vinyl, Wood	Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	Other remarks
Features	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Air Conditioning-Central, Bar dry, Main floor full bathroom, Vacuum
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Parking Pad	Parking Pad, Rear Drive Access	Single Detached
Lot Shape			
Frontage	0 SF	33 SF	45 SF
Depth	0 SF	100 SF	97 SF
Site Influence	Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,471.50/2024	\$4,476.78/2024	\$4,310.33/ 24
List Price	\$289,900	\$399,900	\$349,800
List Price/SF	\$295.51	\$288.95	\$352.98
Sold Price	\$285,000	\$392,119	\$430,000
Sold Price/SF	\$290.52	\$283.32	\$433.91
Sell/List Ratio	98.3%	98.1%	122.9%
DOM	8	13	9



Status	Sold	Sold	Sold
MLS® #	202507988	202507780	202507555
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	593 Fleet Avenue	790 Dorchester Avenue	857 Lorette Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1910	OL / 1911	/ 1912
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two and a Half	One and a Half
Living Area	832 SF	2280 SF	880 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 5 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction			
Exterior	Aluminum Siding	Brick, Stucco, Wood Shingle	Aluminum Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Not known	Concrete, See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, Ceiling Fan, Hood Fan, Main floor full	
Gds Included	Refrigerator, Stove		Blinds, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Parking Pad	Single Detached	Parking Pad
Lot Shape			Normal
Frontage	0 SF	35 SF	37 SF
Depth	0 SF		100 SF
Site Influence	Fenced, Back Lane, Park/reserve, Shopping Nearby	Paved Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Shopping Nearby, Public Transportation
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,410.49/ 25	\$3,860.11/2024	\$3,207.74/2024
List Price	\$179,900	\$349,000	\$279,900
List Price/SF	\$216.23	\$153.07	\$318.07
Sold Price	\$195,000	\$300,000	\$275,000
Sold Price/SF	\$234.38	\$131.58	\$312.50
Sell/List Ratio	108.4%	86.0%	98.2%
DOM	7	34	36



Status	Sold	Sold	Sold
MLS® #	202507128	202506383	202506464
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	791 Lorette Avenue	654 McMillan Avenue	734 Dudley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1907	OL / 1948
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and Three Quarters	One and a Half
Living Area	936 SF	1250 SF	1152 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Wood	Cork, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Insulation, Kitchen, Other re		Flooring
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached, Oversized, Rear Drive Access	Double Detached	Double Detached
Lot Shape		Normal	
Frontage	0 SF	25 SF	36 SF
Depth	0 SF	120 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped patio, Shopping Nearby, Public	Back Lane, Paved Lane, Landscaped deck, Landscaped	Fenced, Flat Site, Back Lane, Paved Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,336.61/2024	\$4,813.79/ 24	\$4,833.74/2024
List Price	\$319,900	\$369,900	\$384,900
List Price/SF	\$341.77	\$295.92	\$334.11
Sold Price	\$320,000	\$362,000	\$406,734
Sold Price/SF	\$341.88	\$289.60	\$353.07
Sell/List Ratio	100.0%	97.9%	105.7%
DOM	8	66	8



Status	Sold	Sold	Sold
MLS® #	202501877	202506396	202505464
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	288 Wellington Crescent	575 Fleet Avenue	836 Hector Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1913	OL / 1909	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two Storey	One and a Half
Living Area	3065 SF	1200 SF	1330 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 0 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	3/4	Crawl space
Construction	Brick, Wood Frame		
Exterior	Brick	Wood Siding	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Electric, Gas		
Flooring	Wood	Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Stone	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Fur		
Features	Air conditioning wall unit, Deck, High-Efficiency Furnace, Main		Air Conditioning-Central, Laundry - Main Floor, Microwave built in, Blinds, Dryer, Garage door opener, Microwave, Storage
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,		
Parking	Double Detached	Parking Pad	Double Detached
Lot Shape	Irregular		Normal
Frontage	0 SF	0 SF	39 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Back Lane, Landscaped patio, Paved Street, Playground	Park/reserve, Shopping Nearby, Public Transportation	Fenced, Playground Nearby, Private Setting, Private Yard, Forced Air
Heating	Hot Water	Forced Air	Natural gas
Heating Fuel	Natural gas	Natural gas	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,951.86/ 24	\$1,934.59/ 24	\$2,662.46/ 24
List Price	\$799,999	\$179,900	\$279,000
List Price/SF	\$261.01	\$149.92	\$209.77
Sold Price	\$735,000	\$240,000	\$330,000
Sold Price/SF	\$239.80	\$200.00	\$248.12
Sell/List Ratio	91.9%	133.4%	118.3%
DOM	58	7	6



Status	Sold	Sold	Sold
MLS® #	202505524	202505203	202504921
Area/Neighbr	1B/Osborne Village	1B/Crescentwood	1B/Osborne Village
Address	114 Bryce Street	803 DUDLEY Avenue	600 Fleet Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1899	/ 1914	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and Three Quarters	Bungalow
Living Area	1067 SF	1260 SF	850 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Other-Remarks	Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	Vinyl, Wood	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen	Other remarks	Bathroom, Exterior, Flooring, Kitcher
Features	Air Conditioning-Central, Deck, Dog run fenced in, Hood Fan	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Other remarks	Rear Drive Access	Single Detached, Parking Pad, Rear Drive Access
Lot Shape			
Frontage	0 SF	48 SF	
Depth	0 SF	97 SF	
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Back Lane, Landscape, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,536.87/ 24	\$4,480.66/ 24	\$3,664.91/ 24
List Price	\$379,900	\$389,900	\$289,800
List Price/SF	\$356.04	\$309.44	\$340.94
Sold Price	\$399,000	\$453,500	\$402,000
Sold Price/SF	\$373.95	\$359.92	\$472.94
Sell/List Ratio	105.0%	116.3%	138.7%
DOM	7	6	9



Status	Sold	Sold	Sold
MLS® #	202504306	202504513	202503407
Area/Neighbr	1B/Osborne Village	1B/Crescentwood	1B/Crescentwood
Address	570 Gertrude Avenue	724 Mulvey Avenue	755 Ebby Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1905	OL / 1910	OL / 1971
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2232 SF	1128 SF	1216 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Vinyl	Brick, Stucco, Vinyl
Fireplace(s)	Tile Facing		
Fireplace Fuel	Wood		
Flooring	Vinyl, Wood	Cork, Wood	Laminate, Vinyl
Foundation	Stone	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Garage, Kitchen, Windows	Bathroom, Flooring, Furnace, Insulat
Features	Air conditioning wall unit, Balcony - One, Ceiling Fan,	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage
Parking	Double Detached	Double Detached, Garage door opener, Insulated, Rear Drive	Parking Pad, Plug-In, Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	50 SF		
Depth	120 SF		
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Landscaped deck, Park/reserve, Playground	Corner, Fenced, Back Lane, Paved Lane, Park/reserve, Paved
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,903.66/ 24	\$4,444.98/ 24	\$3,319.91/ 24
List Price	\$535,000	\$399,900	\$349,900
List Price/SF	\$239.70	\$354.52	\$287.75
Sold Price	\$607,000	\$491,250	\$383,000
Sold Price/SF	\$271.95	\$435.51	\$314.97
Sell/List Ratio	113.5%	122.8%	109.5%
DOM	8	6	8



Status	Sold	Sold	Sold
MLS® #	202504166	202501690	202503526
Area/Neighbr	1B/Osborne Village	1B/Crescentwood	1B/Osborne Village
Address	519 McMillan Avenue	731 Scotland Avenue	117 Norquay Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1905	/ 1911	OL / 1903
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Bungalow	Two and a Half
Living Area	1475 SF	653 SF	1736 SF
Fin Basement			0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 1 TBD: 1	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Crawl space, Partial	Full
Construction			
Exterior	Stone, Wood Siding	Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	Vinyl, Vinyl Plank, Wood	Tile, Vinyl, Wood
Foundation	Stone	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen, Other remarks, Roof Coveri	Bathroom, Electrical, Exterior, Floori	Other remarks
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Stove,		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached, Other remarks	Rear Drive Access	Single Detached
Lot Shape	Normal		
Frontage	25 SF	25 SF	0 SF
Depth	120 SF	98 SF	0 SF
Site Influence	Vegetable Garden, Landscaped deck, No Through Road,	Flat Site, Paved Street, Playground Nearby, Shopping	Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,611.54/ 24	\$2,374.80/2024	\$4,726.62/2024
List Price	\$399,900	\$169,900	\$429,900
List Price/SF	\$271.12	\$260.18	\$247.64
Sold Price	\$394,000	\$168,000	\$485,000
Sold Price/SF	\$267.12	\$257.27	\$279.38
Sell/List Ratio	98.5%	98.9%	112.8%
DOM	23	7	6



Status	Sold	Sold	Sold
MLS® #	202503092	202503279	202502805
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	1112 Dudley Avenue	604 Warsaw Avenue	858 Fleet Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1948	OL / 1905	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Two Storey
Living Area	1140 SF	920 SF	1480 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco	Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl
Foundation	Concrete	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		Bathroom, Electrical, Flooring, Furna
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Monitored Alarm, No Pet Home,	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Single Detached, Heated, Insulated, Workshop	No Garage, Other remarks, Rear Drive Access	Single Detached, Parking Pad
Lot Shape		Normal	
Frontage	41 SF	33 SF	30 SF
Depth	100 SF	106 SF	97 SF
Site Influence	Back Lane, Paved Lane, Landscape, Paved Street,	Fenced, Back Lane, Landscape, Paved Street, Playground	Fenced, Paved Lane, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,183.00/ 23	\$2,930.10/2024	\$4,289.36/2024
List Price	\$379,900	\$264,900	\$369,000
List Price/SF	\$333.25	\$287.93	\$249.32
Sold Price	\$375,000	\$264,000	\$443,000
Sold Price/SF	\$328.95	\$286.96	\$299.32
Sell/List Ratio	98.7%	99.7%	120.1%
DOM	18	4	6



Status	Sold	Sold	Sold
MLS® #	202502164	202501961	202500487
Area/Neighbr	1B/Crescentwood	1B/Crescentwood	1B/Crescentwood
Address	638 McMillan Avenue	763 Hector Avenue	788 Fleet Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1912	OL / 2018	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two and a Half
Living Area	1365 SF	890 SF	1612 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 4	BDA: 5 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Composite, Stucco	Brick & Siding
Fireplace(s)	Tile Facing		
Fireplace Fuel	See remarks		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Wood
Foundation	Stone	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		Electrical, Furnace
Features			
Gds Included			
	Alarm system, Dishwasher, Dryer, Garage door opener,		
Parking	Parking Pad, Rear Drive Access	Double Detached, Garage door opener, Oversized	Single Detached
Lot Shape	Normal		
Frontage	24 SF	25 SF	0 SF
Depth	120 SF	100 SF	0 SF
Site Influence	Flat Site, Paved Lane, Shopping Nearby, Public Transportation	Back Lane, Landscaped deck, Park/reserve, Playground	Back Lane, Low maintenance landscaped, Playground Nearby, Forced Air
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,700.98/ 24	\$4,159.00/ 24	\$3,239.44/2023
List Price	\$249,900	\$464,900	\$289,900
List Price/SF	\$183.08	\$522.36	\$179.84
Sold Price	\$245,000	\$452,500	\$300,000
Sold Price/SF	\$179.49	\$508.43	\$186.10
Sell/List Ratio	98.0%	97.3%	103.5%
DOM	4	22	8



Status	Sold	Sold	Sold
MLS® #	202428209	202515379	202514697
Area/Neighbr	1B/Osborne Village	1Bw/Crescentwood	1Bw/Crescentwood
Address	469 Gertrude Avenue	1161 McMillan Avenue	997 Mulvey Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1905	/ 1950	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and a Half	Bungalow
Living Area	1782 SF	1389 SF	751 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Furnace, Kitche
Features	Laundry - Second Floor, Sump Pump, Sunroom	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Parking Pad	Double Detached	Single Detached
Lot Shape	Normal		
Frontage	0 SF	50 SF	39 SF
Depth	0 SF	121 SF	107 SF
Site Influence	Flat Site, Back Lane, Park/reserve, Paved Street,	Fenced, Back Lane, Paved Lane, Playground Nearby	Fenced, Back Lane, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,720.10/ 24	\$5,094.63/ 24	\$4,078.27/2024
List Price	\$429,800	\$419,900	\$379,900
List Price/SF	\$241.19	\$302.30	\$505.86
Sold Price	\$405,000	\$507,959	\$410,000
Sold Price/SF	\$227.27	\$365.70	\$545.94
Sell/List Ratio	94.2%	121.0%	107.9%
DOM	54	7	6



Status	Sold	Sold	Sold
MLS® #	202513758	202513121	202511622
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	735 Ebby Avenue	1229 Corydon Avenue	1074 Hector Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1950	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	1110 SF	1210 SF	1044 SF
Fin Basement	0.00 M2/0 SF		
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space	Full	Full
Construction	Wood Frame		
Exterior	Aluminum Siding, Wood Siding	Stucco	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl Plank	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Furnace, Kitchen	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Main floor full bathroom, No Smoking Home
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	Plug-In, Rear Drive Access	Parking Pad, Plug-In, Paved Driveway
Lot Shape		Pie Shaped	
Frontage	37 SF	48 SF	47 SF
Depth	102 SF	113 SF	100 SF
Site Influence	Corner	Fenced, Playground Nearby, Shopping Nearby, Public	Back Lane, Partially landscaped, Shopping Nearby
Heating	Forced Air	Forced Air, See remarks	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,937.91/2024	\$4,189.90/2024	\$4,192.78/ 24
List Price	\$292,900	\$349,900	\$299,800
List Price/SF	\$263.87	\$289.17	\$287.16
Sold Price	\$298,000	\$400,000	\$361,074
Sold Price/SF	\$268.47	\$330.58	\$345.86
Sell/List Ratio	101.7%	114.3%	120.4%
DOM	16	6	6



Status	Sold	Sold	Sold
MLS® #	202511379	202510175	202509486
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	1024 Fleet Avenue	1125 Corydon Avenue	1026 Jessie Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	/ 1946	/ 1927
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Two Storey
Living Area	950 SF	810 SF	1250 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Brick, Composite, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Roof Coverings	Completely
Features	Air Conditioning-Central	Bar dry, No Smoking Home	Air Conditioning-Central, Balcony - One, Ceiling Fan, Cook Top,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Bar Fridge, Blinds, Dryer, Refrigerator, See remarks, Stove,	Alarm system, Blinds, Dryer, Microwave, Refrigerator, Storage
Parking	Single Detached	Single Detached, Other remarks, Rear Drive Access	Double Detached
Lot Shape		Normal	Normal
Frontage	41 SF	40 SF	33 SF
Depth	97 SF	121 SF	120 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscape, Landscaped deck,	Fenced, Paved Lane, Landscaped patio, Paved Street,	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped deck,
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,013.26/2024	\$3,442.75/ 24	\$5,499.97/ 24
List Price	\$309,900	\$249,900	\$539,900
List Price/SF	\$326.21	\$308.52	\$431.92
Sold Price	\$390,000	\$300,000	\$555,000
Sold Price/SF	\$410.53	\$370.37	\$444.00
Sell/List Ratio	125.8%	120.0%	102.8%
DOM	8	6	12



Status	Sold	Sold	Sold
MLS® #	202509068	202508982	202507286
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	1093 Fleet Avenue	1066 Garwood Avenue	1163 Dorchester Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1923	OL / 1945	OL / 1931
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	1242 SF	1060 SF	805 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	62.71 M2/675 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Crawl space	Full
Construction			Wood Frame
Exterior	Stucco	Stone, Vinyl	Stucco
Fireplace(s)	Brick Facing		Stone
Fireplace Fuel	See remarks		
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Laminate	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled	Bathroom, Electrical, Kitchen, Other		Bathroom, Electrical, Flooring, Furna
Features	Ceiling Fan, Main floor full bathroom, Microwave built in, No	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	No Garage, Rear Drive Access	Parking Pad, Rear Drive Access	Double Detached
Lot Shape			Normal
Frontage	30 SF	0 SF	33 SF
Depth	0 SF	0 SF	121 SF
Site Influence	Fenced, Vegetable Garden, Back Lane, Landscaped patio,	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Paved Lane, Other/remarks, Treed Lot
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,383.18/2024	\$3,192.90/2024	\$3,751.02/2024
List Price	\$349,900	\$299,900	\$369,750
List Price/SF	\$281.72	\$282.92	\$459.32
Sold Price	\$441,000	\$285,000	\$505,000
Sold Price/SF	\$355.07	\$268.87	\$627.33
Sell/List Ratio	126.0%	95.0%	136.6%
DOM	7	19	8



Status	Sold	Sold	Sold
MLS® #	202507469	202506389	202506007
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	1185 Corydon Avenue	1036 Jessie Avenue	1200 Warsaw Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1946	OL / 1942	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	731 SF	648 SF	1175 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Vinyl, Wood Siding	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Smoke Detectors	Air Conditioning-Central, Main floor full bathroom, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	
Parking	Single Detached, Garage door opener, Parking Pad	Single Detached	Rear Drive Access
Lot Shape		Normal	Normal
Frontage	0 SF	33 SF	45 SF
Depth	0 SF	121 SF	107 SF
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Back Lane, Paved Street, Playground Nearby,	Back Lane, Paved Lane, Park/reserve, Playground
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,616.26/ 24	\$3,536.87/2024	\$4,453.10/ 24
List Price	\$299,900	\$279,900	\$329,900
List Price/SF	\$410.26	\$431.94	\$280.77
Sold Price	\$355,000	\$361,000	\$340,000
Sold Price/SF	\$485.64	\$557.10	\$289.36
Sell/List Ratio	118.4%	129.0%	103.1%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202505460	202505279	202505181
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	962 Mulvey Avenue	964 McMillan Avenue	977 Lorette Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1922	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	Bungalow
Living Area	1143 SF	1536 SF	700 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Other-Remarks
Fireplace(s)		Brick Facing, Glass Door	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Vinyl, Wood	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Garage, Kitchen	Other remarks	Addition, Bathroom, Electrical, Floori
Features	Air Conditioning-Central, Main floor full bathroom	Hood Fan	Ceiling Fan, High-Efficiency Furnace, Main floor full
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Double Detached	Single Detached	Rear Drive Access
Lot Shape			Normal
Frontage	43 SF	34 SF	39 SF
Depth	92 SF	120 SF	100 SF
Site Influence	Fenced, Landscape, Landscaped patio, Playground Nearby,	Fenced, Back Lane, Paved Lane, Private Yard, Shopping Nearby,	Fenced, Flat Site, Back Lane, Paved Street, Shopping Nearby,
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,998.99/ 24	\$4,590.80/ 24	\$1,820.92/ 24
List Price	\$389,900	\$349,900	\$259,900
List Price/SF	\$341.12	\$227.80	\$371.29
Sold Price	\$461,000	\$345,900	\$260,000
Sold Price/SF	\$403.32	\$225.20	\$371.43
Sell/List Ratio	118.2%	98.9%	100.0%
DOM	8	8	7



Status	Sold	Sold	Sold
MLS® #	202504186	202503584	202503004
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	976 Dudley Avenue	1127 Dorchester Avenue	982 Hector Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1953	OL / 1952	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	1100 SF	1190 SF	900 SF
Fin Basement	88.26 M2/950 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Aluminum Siding, Composite	Brick, Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main		
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	
Parking	Single Detached, Garage door opener	Double Detached	Single Detached
Lot Shape	Normal	Normal	
Frontage	42 SF	50 SF	0 SF
Depth	101 SF	121 SF	0 SF
Site Influence	Fenced, Back Lane, Landscape	Fenced, Back Lane, Landscaped deck, Playground Nearby	Back Lane, Other/remarks, Paved Street, Playground
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,908.76/2024	\$4,868.90/ 24	\$3,639.12/ 24
List Price	\$399,900	\$419,900	\$299,900
List Price/SF	\$363.55	\$352.86	\$333.22
Sold Price	\$435,000	\$545,000	\$350,000
Sold Price/SF	\$395.45	\$457.98	\$388.89
Sell/List Ratio	108.8%	129.8%	116.7%
DOM	14	6	8



Status	Sold	Sold	Sold
MLS® #	202502672	202500404	202500729
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1Bw/Crescentwood
Address	717 Lorette Avenue	919 Fleet Avenue	954 Hector Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1931	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	780 SF	732 SF	917 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	51.10 M2/550 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 0 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction			Wood Frame
Exterior	Wood Siding	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	See remarks	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Furnace		Basement, Bathroom, Exterior, Floor
Features		Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace
Gds Included		Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dryer, Refrigerator, Stove, Washer
Parking	No Garage	Parking Pad	No Garage
Lot Shape	Normal		Normal
Frontage	25 SF	32 SF	40 SF
Depth	100 SF	90 SF	100 SF
Site Influence	Corner, Public Transportation	Fenced, Paved Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,030.00/2024	\$3,501.18/2024	\$4,204.19/2025
List Price	\$169,900	\$324,900	\$299,900
List Price/SF	\$217.82	\$443.85	\$327.04
Sold Price	\$167,000	\$354,000	\$305,000
Sold Price/SF	\$214.10	\$483.61	\$332.61
Sell/List Ratio	98.3%	109.0%	101.7%
DOM	0	9	2



Status	Sold	Sold	Sold
MLS® #	202500186	202500596	202515194
Area/Neighbr	1Bw/Crescentwood	1Bw/Crescentwood	1C/River Heights
Address	1095 Lorette Avenue	1191 Grosvenor Avenue	301 Borebank Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	/ 1915	OL / 1930
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two and a Half	Two Storey
Living Area	700 SF	3245 SF	1430 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 5 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	None	Full	Full
Construction	Wood Frame		
Exterior	Vinyl	Brick, Stucco	Stucco
Fireplace(s)		Brick Facing	Brick Facing, Corner
Fireplace Fuel		Wood	Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Not known	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, Garburator, Hood Fan,	Air Conditioning-Central, High-Efficiency Furnace, Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window		
Parking	No Garage	Double Detached, Carport, Garage door opener, Parking	Double Detached
Lot Shape			
Frontage	75 SF	0 SF	
Depth	121 SF	0 SF	
Site Influence	Back Lane, Landscape, Not Fenced, Paved Street,	Fenced, Landscaped patio, Playground Nearby, Private	Fenced, Back Lane, Landscape, Paved Street, Private Yard
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,465.62/ 24	\$11,373.64/ 23	\$5,225.38/ 24
List Price	\$219,900	\$899,900	\$539,900
List Price/SF	\$314.14	\$277.32	\$377.55
Sold Price	\$210,000	\$810,000	\$580,000
Sold Price/SF	\$300.00	\$249.61	\$405.59
Sell/List Ratio	95.5%	90.0%	107.4%
DOM	46	0	7



Status	Sold	Sold	Sold
MLS® #	202515456	202427323	202514908
Area/Neighbr	1C/River Heights	1C/River Heights North	1C/River Heights North
Address	243 Beaverbrook Street	128 Campbell Street	457 Waterloo Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1921	OL / 1924	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Two Storey
Living Area	1000 SF	1250 SF	1660 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			Glass Door
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Completely, E	Addition, Bathroom
Features	Air conditioning wall unit, Deck, Hood Fan, Sunroom	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, No Smoking Home, Patio
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	Single Detached	No Garage, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	40 SF	0 SF	
Depth	102 SF	0 SF	
Site Influence	Fenced, Flat Site, Back Lane, Low maintenance landscaped,	Fenced, Paved Lane, Landscape, Paved Street,	Paved Lane, Landscaped patio, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,491.73/2024	\$4,519.45/2024	\$6,179.21/2025
List Price	\$310,000	\$479,900	\$524,900
List Price/SF	\$310.00	\$383.92	\$316.20
Sold Price	\$305,000	\$480,000	\$510,000
Sold Price/SF	\$305.00	\$384.00	\$307.23
Sell/List Ratio	98.4%	100.0%	97.2%
DOM	0	7	9



Status	Sold	Sold	Sold
MLS® #	202515077	202515173	202515165
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights
Address	141 Brock Street	319 Montrose Street	327 Borebank Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1927	OL / 1925	OL / 1939
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	1718 SF	2020 SF	836 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Composite, Stone, Stucco	Stucco
Fireplace(s)	Stone	Insert	Other - See remarks
Fireplace Fuel	Gas	Gas	Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Completely, Other remarks	Bathroom
Features	Air conditioning wall unit, Deck, Garburator, Main floor full	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Stove, Washer, Window A/C Unit	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Single Detached, Carport, Front Drive Access	Double Detached, Garage door opener, Heated, Insulated,	Single Detached
Lot Shape			
Frontage	50 SF	50 SF	0 SF
Depth	105 SF	120 SF	0 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Public Transportation	Fenced, Back Lane, Low maintenance landscaped, Baseboard, Forced Air
Heating	Hot Water	Forced Air	Electric, Natural gas
Heating Fuel	Natural gas	Natural gas	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,761.50/2024	\$5,998.84/ 24	\$4,441.49/2024
List Price	\$679,900	\$799,900	\$399,900
List Price/SF	\$395.75	\$395.99	\$478.35
Sold Price	\$750,000	\$925,100	\$525,500
Sold Price/SF	\$436.55	\$457.97	\$628.59
Sell/List Ratio	110.3%	115.7%	131.4%
DOM	8	8	9



Status	Sold	Sold	Sold
MLS® #	202514252	202514793	202514450
Area/Neighbr	1C/River Heights North	1C/River Heights	1C/River Heights North
Address	267 Waterloo Street	360 Borebank Street	230 Waverley Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1925	OL / 1940	OL / 1927
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	One and a Half
Living Area	1607 SF	1260 SF	3350 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 5 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: Y
Basement	Full	Full, Partial	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)	Tile Facing	Free-standing	Brick Facing
Fireplace Fuel	Electric	Electric	Wood
Flooring	Cork, Wall-to-wall carpet, Tile, Vinyl,	Tile, Vinyl Plank, Wood	Cork, Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Flooring, Insulation, Windows	Completely	Addition
Features	Air conditioning wall unit, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar dry, Deck, Jetted Tub, Monitored
Gds Included	Alarm system, Blinds, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Bar Fridge, Dishwasher, Dryer, Garage door
Parking	Single Detached	Single Detached	Double Attached, Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	40 SF	40 SF	60 SF
Depth	120 SF	120 SF	130 SF
Site Influence	Back Lane, Landscaped deck, Landscaped patio	Fenced, Fruit Trees/Shrubs, Back Lane, Landscape,	Fenced, Back Lane, Landscape, Landscaped deck, Playground
Heating	Hot Water	Forced Air	Baseboard, Hot Water
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,525.43/ 24	\$5,074.54/ 24	\$7,627.98/2024
List Price	\$539,900	\$524,900	\$1,280,000
List Price/SF	\$335.97	\$416.59	\$382.09
Sold Price	\$530,000	\$642,000	\$1,375,230
Sold Price/SF	\$329.81	\$509.52	\$410.52
Sell/List Ratio	98.2%	122.3%	107.4%
DOM	6	11	6



Status	Sold	Sold	Sold
MLS® #	202513485	202514770	202514023
Area/Neighbr	1C/Crescentwood	1C/River Heights	1C/River Heights North
Address	73 Kingsway	117 Renfrew Street	375 Campbell Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1906	OL / 1926	OL / 1937
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Bungalow	Bungalow
Living Area	3292 SF	850 SF	907 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 3 HB: 2 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding	Stucco, Wood Siding	Stucco
Fireplace(s)	Insert		Brick Facing
Fireplace Fuel	Electric		Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank	Tile, Wood
Foundation	See remarks	Preserved Wood	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace		Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Air Conditioning-Central, Garburator, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Garage door opener, Rear Drive Access	Single Detached	Single Detached, Parking Pad
Lot Shape	Normal		Normal
Frontage	60 SF	50 SF	37 SF
Depth	140 SF	0 SF	120 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Landscaped patio,	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Paved Lane, Landscaped patio
Heating	Forced Air, Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$12,243.16/ 24	\$4,404.57/ 24	\$3,814.52/ 24
List Price	\$789,900	\$399,900	\$389,900
List Price/SF	\$239.95	\$470.47	\$429.88
Sold Price	\$760,000	\$515,000	\$455,375
Sold Price/SF	\$230.86	\$605.88	\$502.07
Sell/List Ratio	96.2%	128.8%	116.8%
DOM	13	8	8



Status	Sold	Sold	Sold
MLS® #	202514538	202513801	202512690
Area/Neighbr	1C/River Heights	1C/River Heights	1C/Armstrong's Point
Address	434 Lanark Street	180 Oxford Street	21 West Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1922	OL / 1923
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1174 SF	2270 SF	2006 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	None	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)	Corner	Brick Facing	Brick Facing
Fireplace Fuel	Wood	Gas	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Electrical, Fur
Features	Laundry - Main Floor, No Pet Home, No Smoking Home	Air conditioning wall unit, Deck, Main floor full bathroom, No Pet	High-Efficiency Furnace, Hood Fan, Jetted Tub, No Smoking
Gds Included	Blinds, Refrigerator, Stove, Window Coverings	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Microwave,
Parking	Single Detached	Double Detached, Tandem Garage, Front Drive Access,	Front Drive Access, Parking Pad, Plug-In, Paved Driveway
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	60 SF	
Depth	132 SF	120 SF	
Site Influence	Paved Lane, Shopping Nearby, Public Transportation	Fenced, Landscaped deck, Landscaped patio, Playground	Fenced, Landscaped patio, No Back Lane, Paved Street,
Heating	Hot Water	Hot Water	Hot Water, Infloor
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,571.74/ 24	\$5,247.41/2024	\$7,484.14/ 24
List Price	\$279,900	\$719,900	\$779,900
List Price/SF	\$238.42	\$317.14	\$388.78
Sold Price	\$390,000	\$815,000	\$765,000
Sold Price/SF	\$332.20	\$359.03	\$381.36
Sell/List Ratio	139.3%	113.2%	98.1%
DOM	4	2	15



Status	Sold	Sold	Sold
MLS® #	202513433	202513020	202512838
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights
Address	341 Oxford Street	#.5 258 Lindsay Street	251 Beaverbrook Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1929	/ 2024	/ 1928
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two Storey	Bungalow
Living Area	2500 SF	1652 SF	990 SF
Fin Basement	92.90 M2/1,000 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Brick, Stucco	Wood Siding
Fireplace(s)	Brick Facing	Insert	Other - See remarks
Fireplace Fuel	Electric, Wood	Electric	Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl, Wood
Foundation	Concrete	Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Basement, Bathroom, Com		Bathroom
Features	Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor,	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Deck, Dog run fenced in,
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryers - Two, Garage door		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Detached	Double Detached
Lot Shape	Normal		Normal
Frontage	40 SF	25 SF	40 SF
Depth	120 SF	120 SF	102 SF
Site Influence	Landscaped deck, Playground Nearby, Shopping Nearby	Back Lane	Fruit Trees/Shrubs, Vegetable Garden, Golf Nearby,
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,618.79/ 24	\$0.00/ 25	\$4,009.64/2025
List Price	\$1,149,900	\$769,800	\$329,900
List Price/SF	\$459.96	\$465.98	\$333.23
Sold Price	\$1,270,000	\$760,000	\$327,000
Sold Price/SF	\$508.00	\$460.05	\$330.30
Sell/List Ratio	110.4%	98.7%	99.1%
DOM	7	13	15



Status	Sold	Sold	Sold
MLS® #	202511635	202511580	202511487
Area/Neighbr	1C/River Heights	1C/River Heights	1C/River Heights
Address	237 Oak Street	120 Lanark Street	230 Carpathia Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1920	OL / 1923	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and a Half
Living Area	1560 SF	1001 SF	1193 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Vinyl
Fireplace(s)	Insert	Brick Facing	Glass Door, Heatilator/Fan, Tile Faci
Fireplace Fuel	Electric	Wood	Gas
Flooring	Wood	Tile, Wood	Tile, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Electrical, Exterior, Flooring, Furnace	Bathroom, Kitchen, Other remarks
Features	Air conditioning wall unit, Balcony - One, Closet	Air conditioning wall unit, No Smoking Home, Patio, Smoke	Air conditioning wall unit, Ceiling Fan, No Pet Home, No Smoking
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Storage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	No Garage, Parking Pad, Plug-In	Double Detached	Double Detached, Garage door opener
Lot Shape			
Frontage	40 SF	33 SF	50 SF
Depth	0 SF	132 SF	130 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Landscaped	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Paved Lane, Landscaped patio, Playground
Heating	Hot Water	Hot Water	Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,989.43/2024	\$3,703.43/ 24	\$4,049.46/2024
List Price	\$399,900	\$399,900	\$449,900
List Price/SF	\$256.35	\$399.50	\$377.12
Sold Price	\$380,000	\$418,500	\$440,000
Sold Price/SF	\$243.59	\$418.08	\$368.82
Sell/List Ratio	95.0%	104.7%	97.8%
DOM	15	6	7



Status	Sold	Sold	Sold
MLS® #	202508543	202510151	202509977
Area/Neighbr	1C/River Heights North	1C/River Heights	1C/River Heights North
Address	108 Brock Street	451 Waverley Street	199 Waterloo Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1927	/ 1941	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two Storey	One and Three Quarters
Living Area	2361 SF	1642 SF	1606 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Wood Siding	Cedar, Composite	Stucco
Fireplace(s)	Brick Facing		Stone
Fireplace Fuel	Wood		Gas
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom	Addition, Basement, Bathroom, Elec	Other remarks, Roof Coverings
Features	Microwave built in, No Pet Home, No Smoking Home, Patio	Deck, Heat recovery ventilator, Microwave built in, No Pet Home,	Air Conditioning-Central, Deck, Microwave built in, Sump Pump
Gds Included	Alarm system, Blinds, Dishwasher, Freezer, Microwave,	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Garage door opener	Double Detached, Garage door opener, Oversized	Double Detached
Lot Shape		Normal	Normal
Frontage	40 SF	40 SF	40 SF
Depth	108 SF	120 SF	120 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby, Shopping	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Paved Lane, Landscaped deck, Playground
Heating	Baseboard, Hot Water	Forced Air, Infloor	Hot Water
Heating Fuel	Electric, Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,753.30/2024	\$7,856.74/2024	\$4,989.43/ 24
List Price	\$724,900	\$769,000	\$519,900
List Price/SF	\$307.03	\$468.33	\$323.72
Sold Price	\$725,000	\$801,000	\$485,000
Sold Price/SF	\$307.07	\$487.82	\$301.99
Sell/List Ratio	100.0%	104.2%	93.3%
DOM	7	7	13



Status	Sold	Sold	Sold
MLS® #	202509203	202508996	202508742
Area/Neighbr	1C/River Heights	1C/River Heights North	1C/River Heights North
Address	178 Borebank Street	292 Renfrew Street	144 Borebank Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1931	/ 1947	/ 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Two and a Half
Living Area	881 SF	1152 SF	1657 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Concrete		
Exterior	Stucco	Stucco	Vinyl
Fireplace(s)	Insert		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Garage	Kitchen, Windows
Features	Air conditioning wall unit, No Pet Home, No Smoking Home	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Deck, Hot Tub, Microwave built in
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Parking Pad	Double Detached	Double Detached
Lot Shape	Normal		
Frontage	25 SF	0 SF	
Depth	120 SF	0 SF	
Site Influence	Back Lane, Landscape, Paved Street, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Landscaped patio, Playground	Fenced, Back Lane, Landscaped deck, Playground Nearby,
Heating	Baseboard	Forced Air	Hot Water
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,457.47/ 24	\$4,447.13/2024	\$4,123.74/2024
List Price	\$369,900	\$469,900	\$424,899
List Price/SF	\$419.86	\$407.90	\$256.43
Sold Price	\$369,900	\$581,500	\$424,000
Sold Price/SF	\$419.86	\$504.77	\$255.88
Sell/List Ratio	100.0%	123.7%	99.8%
DOM	7	8	13



Status	Sold	Sold	Sold
MLS® #	202505531	202508636	202508873
Area/Neighbr	1C/River Heights North	1C/River Heights	1C/Crescentwood
Address	370 Centennial Street	354 Borebank Street	273 Harvard Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1939	OL / 1930
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Two Storey	Two Storey
Living Area	1470 SF	1376 SF	1656 SF
Fin Basement	0.00 M2/0 SF	37.16 M2/400 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Wood Siding
Fireplace(s)	Glass Door	Stone	Tile Facing
Fireplace Fuel	Electric, Wood	Wood	Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext	Bathroom, Furnace, Kitchen, Roof C	
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Deck, Sunroom	Air conditioning wall unit, No Smoking Home, Patio, Security
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Fridges - Two, Garage door opener,
Parking	Parking Pad, Rear Drive Access	Double Detached	Single Detached, Garage door opener, Parking Pad, Plug-In
Lot Shape	Normal		
Frontage	44 SF	65 SF	50 SF
Depth	104 SF	120 SF	125 SF
Site Influence	Fenced, Vegetable Garden, Landscape, Landscaped patio,	Fenced, Landscape	Corner, Fenced, Back Lane, Paved Lane, Low maintenance
Heating	Forced Air	Forced Air	Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,873.85/ 24	\$5,151.29/2024	\$5,856.07/2024
List Price	\$549,900	\$584,900	\$449,900
List Price/SF	\$374.08	\$425.07	\$271.68
Sold Price	\$650,000	\$613,354	\$551,273
Sold Price/SF	\$442.18	\$445.75	\$332.89
Sell/List Ratio	118.2%	104.9%	122.5%
DOM	8	10	7



Status	Sold	Sold	Sold
MLS® #	202506245	202508433	202506839
Area/Neighbr	1C/River Heights North	1C/River Heights	1C/River Heights North
Address	210 Oxford Street	259 Queenston Street	408 Lindsay Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1945	OL / 1946
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two Storey	Two Storey
Living Area	2950 SF	1564 SF	1404 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 6 TBD: 6	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction			
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Brick Facing	Tile Facing	
Fireplace Fuel	Wood	Gas	
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Bathroom, Exterior, Floorin	Bathroom, Electrical, Flooring, Furna
Features		Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Air Conditioning-Central, Cook Top, High-Efficiency Furnace, Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included			
Parking	Single Detached	Double Detached	Double Detached
Lot Shape		Normal	Normal
Frontage	60 SF	43 SF	50 SF
Depth	120 SF	107 SF	120 SF
Site Influence	Paved Lane, Landscaped patio, Paved Street, Shopping Nearby,	Corner, Fenced, Golf Nearby, Paved Lane, Low maintenance	Corner, Fenced, Landscaped patio, Playground Nearby, Public
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,579.93/2024	\$6,675.94/ 24	\$5,511.04/ 24
List Price	\$639,000	\$675,000	\$499,000
List Price/SF	\$216.61	\$431.59	\$355.41
Sold Price	\$618,000	\$735,000	\$521,000
Sold Price/SF	\$209.49	\$469.95	\$371.08
Sell/List Ratio	96.7%	108.9%	104.4%
DOM	5	7	8



Status	Sold	Sold	Sold
MLS® #	202507284	202506248	202508097
Area/Neighbr	1C/River Heights	1C/River Heights North	1C/River Heights
Address	414 Campbell Street	51 Queenston Street	192 Ash Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1929	OL / 1931	OL / 1923
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1940 SF	1647 SF	936 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick	Brick, Stucco	Stucco, Vinyl
Fireplace(s)	Brick Facing	Stone	
Fireplace Fuel	Wood	Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wood	Laminate, Tile, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air conditioning wall unit, Bar wet, Microwave built in, No	No Smoking Home, Patio, Smoke Detectors	Sump Pump
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Double Detached, Garage door opener	Double Detached	Single Detached
Lot Shape			
Frontage	73 SF	40 SF	40 SF
Depth	120 SF	107 SF	120 SF
Site Influence	Corner, Fenced, Back Lane, Landscape, Playground Nearby,	Back Lane, Landscape, Private Setting, Private Yard, Shopping	Fenced, Back Lane, Playground Nearby
Heating	Hot Water, Infloor	Baseboard, Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,027.81/ 24	\$5,441.54/2024	\$3,859.17/ 24
List Price	\$599,800	\$569,900	\$399,900
List Price/SF	\$309.18	\$346.02	\$427.24
Sold Price	\$729,000	\$530,000	\$402,000
Sold Price/SF	\$375.77	\$321.80	\$429.49
Sell/List Ratio	121.5%	93.0%	100.5%
DOM	9	11	2



Status	Sold	Sold	Sold
MLS® #	202507783	202507705	202507517
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights
Address	99 Campbell Street	110 Renfrew Street	150 Kenaston Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2022	OL / 1927	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and a Half
Living Area	2502 SF	700 SF	1216 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick & Siding, Stone	Vinyl	Vinyl
Fireplace(s)	Insert		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Cook Top, Laundry -	Deck, High-Efficiency Furnace, Hood Fan	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Bar Fridge, Blinds, Dryer, Garage door opener, Refrigerator,
Parking	Double Attached	Rear Drive Access, Unpaved Driveway	Double Detached
Lot Shape			
Frontage	0 SF	0 SF	50 SF
Depth	0 SF	0 SF	130 SF
Site Influence	Paved Street, Shopping Nearby, Public Transportation	Paved Lane, Not Fenced, Paved Street, Shopping Nearby, Public	Fenced, Back Lane, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$14,471.78/ 24	\$2,754.61/ 24	\$3,007.59/ 24
List Price	\$1,539,900	\$249,900	\$259,900
List Price/SF	\$615.47	\$357.00	\$213.73
Sold Price	\$1,520,000	\$262,000	\$265,000
Sold Price/SF	\$607.51	\$374.29	\$217.93
Sell/List Ratio	98.7%	104.8%	102.0%
DOM	10	7	8



Status	Sold	Sold	Sold
MLS® #	202507375	202506214	202507263
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights
Address	836 Wellington Crescent	470 Queenston Street	56 Lanark Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1947	OL / 1932
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	2760 SF	1197 SF	889 SF
Fin Basement	139.35 M2/1,500 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Stucco	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Tile, Wood
Foundation	Concrete, Stone	Concrete	Not known
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Electrical, Flooring, Kitchen, Partly, \	Basement, Bathroom, Electrical, Kitc	
Features	Air conditioning wall unit, No Pet Home, No Smoking Home,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	
Gds Included	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Double Detached	Single Detached, Garage door opener, Plug-In, Rear Drive	Single Detached
Lot Shape	Normal	Normal	
Frontage	75 SF		0 SF
Depth	200 SF		0 SF
Site Influence	Fenced, No Back Lane, Private Setting, Private Yard, Treed Lot	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Paved Lane,	Back Lane, Paved Lane, Low maintenance landscaped,
Heating	Hot Water	Forced Air	Hot Water
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,135.68/2024	\$3,219.65/ 24	\$3,516.15/ 23
List Price	\$995,000	\$429,900	\$299,900
List Price/SF	\$360.51	\$359.15	\$337.35
Sold Price	\$980,000	\$553,500	\$306,000
Sold Price/SF	\$355.07	\$462.41	\$344.21
Sell/List Ratio	98.5%	128.8%	102.0%
DOM	14	6	2



Status	Sold	Sold	Sold
MLS® #	202507402	202506939	202506694
Area/Neighbr	1C/River Heights	1C/Armstrong's Point	1C/River Heights
Address	350 Campbell Street	57 Middle Gate	459 Oxford Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1931	OL / 1909	OL / 1932
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two and a Half	Bungalow
Living Area	1502 SF	2993 SF	988 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Wood Siding	Stucco, Vinyl
Fireplace(s)		Stone	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	See remarks	Shingle
Remodelled	Bathroom, Electrical, Flooring, Kitchen, Paint, Windows		
Features	Air conditioning wall unit, Deck, Main floor full bathroom, No Pet	Balcony - One, Ceiling Fan, Patio, Sunroom	Main floor full bathroom, No Pet Home, No Smoking Home
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Freezer, Fridges - Two, See remarks,	Dryer, Garage door opener, Garage door opener remote(s), Single Detached
Parking	Double Detached	Front Drive Access	
Lot Shape	Normal		
Frontage	38 SF	0 SF	0 SF
Depth	120 SF	0 SF	0 SF
Site Influence	Back Lane, Paved Lane, Paved Street, Playground Nearby	Landscaped patio, Treed Lot, View	Back Lane, Paved Lane, Paved Street, Private Yard, Shopping
Heating	Hot Water	Hot Water	Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,031.05/ 24	\$6,629.41/2023	\$4,014.78/2024
List Price	\$399,900	\$729,900	\$299,900
List Price/SF	\$266.25	\$243.87	\$303.54
Sold Price	\$510,350	\$725,000	\$305,000
Sold Price/SF	\$339.78	\$242.23	\$308.70
Sell/List Ratio	127.6%	99.3%	101.7%
DOM	8	21	6



Status	Sold	Sold	Sold
MLS® #	202506636	202506587	202506409
Area/Neighbr	1C/River Heights	1C/River Heights North	1C/River Heights North
Address	479 Waverley Street	339 Waverley Street	344 Queenston Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1922	/ 1931
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	Two Storey
Living Area	1179 SF	1524 SF	1890 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Brick	Stucco
Fireplace(s)		Brick Facing	Brick Facing
Fireplace Fuel		Wood	Electric
Flooring	Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom	Electrical, Kitchen, Other remarks, R
Features		Air conditioning wall unit, No Pet Home, No Smoking Home,	Air Conditioning-Central, Deck, Hood Fan, No Pet Home, No
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Single Attached	Single Detached, Garage door opener, Rear Drive Access
Lot Shape			Normal
Frontage	40 SF	0 SF	40 SF
Depth	120 SF	0 SF	107 SF
Site Influence	Landscaped deck	Back Lane, Shopping Nearby, Public Transportation, Treed Lot	Fenced, Fruit Trees/Shrubs, Back Lane, Landscaped deck,
Heating	Forced Air	Hot Water	Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,584.91/2024	\$5,191.69/2024	\$6,214.88/ 24
List Price	\$399,900	\$459,900	\$569,900
List Price/SF	\$339.19	\$301.77	\$301.53
Sold Price	\$400,000	\$435,000	\$590,000
Sold Price/SF	\$339.27	\$285.43	\$312.17
Sell/List Ratio	100.0%	94.6%	103.5%
DOM	7	11	9



Status	Sold	Sold	Sold
MLS® #	202506404	202506003	202505500
Area/Neighbr	1C/River Heights	1C/Crescentwood	1C/River Heights North
Address	146 Lockwood Street	353 Yale Avenue	128 Borebank Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1953	OL / 1929	OL / 1931
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and a Half
Living Area	920 SF	3126 SF	1518 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Brick
Fireplace(s)		Brick Facing	Glass Door
Fireplace Fuel		Wood	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Tile, Wood	Tile, Wood
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Floor	Bathroom, Furnace, Kitchen, Other r	Bathroom, Electrical, Insulation, Kitc
Features	Air Conditioning-Central, Closet Organizers, Deck,	Cook Top, No Pet Home, No Smoking Home, Oven built in,	Air conditioning wall unit, Closet Organizers, Cook Top, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Detached, Garage door opener, Insulated, Oversized,	Double Detached	Single Detached
Lot Shape	Normal	Reverse Pie	Normal
Frontage	50 SF	140 SF	33 SF
Depth	130 SF	143 SF	120 SF
Site Influence	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Landscape, Playground Nearby,	Fenced, Landscape, Landscaped deck, Landscaped patio,
Heating	Forced Air	Hot Water	Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,594.93/2024	\$7,813.13/2025	\$4,726.62/2024
List Price	\$374,900	\$629,900	\$489,900
List Price/SF	\$407.50	\$201.50	\$322.73
Sold Price	\$472,200	\$620,000	\$608,128
Sold Price/SF	\$513.26	\$198.34	\$400.61
Sell/List Ratio	126.0%	98.4%	124.1%
DOM	6	45	7



Status	Sold	Sold	Sold
MLS® #	202503121	202505516	202505449
Area/Neighbr	1C/River Heights North	1C/River Heights	1C/River Heights North
Address	395 Cambridge Street	346 Beaverbrook Street	319 Beaverbrook Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1931	/ 1922	/ 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1872 SF	1308 SF	1834 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Wood Siding	Vinyl	Brick & Siding, Composite, Vinyl
Fireplace(s)	Glass Door, Tile Facing	Brick Facing	Other - See remarks
Fireplace Fuel	Gas	Wood	Electric
Flooring	Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Kitchen, Roof Coverings, V	
Features	Deck, Hood Fan, Main floor full bathroom, No Pet Home, No	Air conditioning wall unit, Closet Organizers, Garburator,	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Stove, Washer
Parking	Double Detached, Garage door opener, Other remarks, Rear	Double Detached	Double Detached, Garage door opener, Heated, Insulated
Lot Shape	Normal		Normal
Frontage	0 SF	40 SF	40 SF
Depth	0 SF	102 SF	102 SF
Site Influence	Corner, Fenced, Back Lane, Paved Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscaped deck, Landscaped	Fenced, Landscaped deck
Heating	Baseboard, Hot Water	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas, See remarks	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,895.87/2024	\$4,109.01/2024	\$7,809.15/2024
List Price	\$589,900	\$399,900	\$934,900
List Price/SF	\$315.12	\$305.73	\$509.76
Sold Price	\$650,000	\$380,000	\$905,000
Sold Price/SF	\$347.22	\$290.52	\$493.46
Sell/List Ratio	110.2%	95.0%	96.8%
DOM	5	16	17



Status	Sold	Sold	Sold
MLS® #	202504992	202504939	202503466
Area/Neighbr	1C/River Heights	1C/River Heights North	1C/River Heights North
Address	276 Niagara Street	450 Montrose Street	362 Beaverbrook Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2019	OL / 1944	OL / 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2434 SF	1322 SF	1952 SF
Fin Basement	0.00 M2/0 SF	60.39 M2/650 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Other-Remarks, Stucco	Vinyl	Aluminum Siding, Composite, Stucco
Fireplace(s)	Double-sided, Stone	Insert	Glass Door
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	See remarks	Shingle	Shingle
Remodelled		Furnace, Kitchen, Other remarks	Basement
Features	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, EV Charging Station, Garage door opener,	Single Detached	Double Detached
Lot Shape			Normal
Frontage	40 SF	50 SF	40 SF
Depth	110 SF	120 SF	0 SF
Site Influence	Corner	Back Lane, Park/reserve, Playground Nearby, Shopping	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$12,365.91/2024	\$5,082.72/ 24	\$8,606.29/ 24
List Price	\$1,649,000	\$529,900	\$879,900
List Price/SF	\$677.49	\$400.83	\$450.77
Sold Price	\$1,550,000	\$516,000	\$857,500
Sold Price/SF	\$636.81	\$390.32	\$439.29
Sell/List Ratio	94.0%	97.4%	97.5%
DOM	77	7	25



Status	Sold	Sold	Sold
MLS® #	202505148	202504611	202503824
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights North
Address	204 Brock Street	214 Waverley Street	388 Campbell Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1928	OL / 1924	OL / 1930
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1568 SF	3228 SF	859 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 5 TBD: 6	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick	Stucco	Vinyl
Fireplace(s)	Insert	Insert, Tile Facing	Glass Door
Fireplace Fuel	Electric	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Not known	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Furnace, Insu	Bathroom, Completely, Flooring, Kitc	Bathroom, Electrical, Other remarks
Features	Sunroom	Deck, Hood Fan, Hot Tub, No Smoking Home, Smoke	Air Conditioning-Central, Ceiling Fan, Deck, Garburator, Heat
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener
Parking	Single Detached	Double Detached	Double Detached, Oversized
Lot Shape	Normal	Normal	
Frontage	40 SF	60 SF	39 SF
Depth	107 SF	130 SF	120 SF
Site Influence	Fenced, Landscape, Playground Nearby, Shopping Nearby	Fenced, Back Lane, Paved Lane, Paved Street	Fenced, Back Lane
Heating	Hot Water	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,144.10/ 24	\$9,853.58/2024	\$4,554.17/ 24
List Price	\$525,000	\$1,150,000	\$349,900
List Price/SF	\$334.82	\$356.26	\$407.33
Sold Price	\$525,000	\$1,100,000	\$420,000
Sold Price/SF	\$334.82	\$340.77	\$488.94
Sell/List Ratio	100.0%	95.7%	120.0%
DOM	8	33	8



Status	Sold	Sold	Sold
MLS® #	202504624	202504428	202504254
Area/Neighbr	1C/Armstrong's Point	1C/River Heights North	1C/River Heights North
Address	40 Middle Gate	432 Queenston Street	171 Waverley Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1954	OL / 1945	/ 1926
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1530 SF	1175 SF	2460 SF
Fin Basement	0.00 M2/0 SF	51.10 M2/550 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Wood Siding	Stucco	Brick, Stucco
Fireplace(s)	Brick Facing		Brick Facing
Fireplace Fuel	Wood		Wood
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Kitchen	Exterior, Garage, Other remarks	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Garburator, Jetted Tub,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Detached, Garage door opener, Insulated garage door,	Single Attached, Front & Rear Drive Access, Oversized
Lot Shape	Normal	Normal	
Frontage	75 SF		60 SF
Depth	120 SF		120 SF
Site Influence	Fenced, Landscape, No Back Lane, Park/reserve, Paved	Fenced, Flat Site, Back Lane, Paved Lane, Landscaped patio,	Fenced, Paved Lane, Landscaped patio, Playground
Heating	Baseboard, Forced Air	Forced Air	Baseboard, Hot Water
Heating Fuel	Electric, Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,112.49/ 24	\$4,668.20/ 24	\$4,678.83/ 24
List Price	\$639,900	\$519,900	\$1,100,000
List Price/SF	\$418.24	\$442.47	\$447.15
Sold Price	\$711,000	\$507,500	\$1,100,000
Sold Price/SF	\$464.71	\$431.91	\$447.15
Sell/List Ratio	111.1%	97.6%	100.0%
DOM	7	9	9



Status	Sold	Sold	Sold
MLS® #	202503295	202503259	202428224
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights North
Address	1450 Wellington Crescent S Crescer	1445 Wellington Crescent S	1610 Wellington Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1927	/ 2021	OL / 1983
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	964 SF	2151 SF	4200 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 5 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 3 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete, Wood Frame
Exterior	Stucco	Stucco	Cedar, Metal, Stucco
Fireplace(s)	Brick Facing		Brick Facing, Insert
Fireplace Fuel	Wood		See remarks
Flooring	Wall-to-wall carpet, Vinyl, Wood	See remarks, Tile, Wood	Tile, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	See remarks	See remarks
Remodelled			Completely, Electrical, Exterior, Floo
Features	Air Conditioning-Central, Deck, Main floor full bathroom,	Air Conditioning-Central, Bar wet, Cook Top, Deck, Heat recovery	Air Conditioning-Central, Balcony - One
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwashers - Two, Dryers - Two, Fridges - Two,	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Parking	Single Detached	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Double Detached, Insulated garage door, Reverse Pie
Lot Shape	Irregular		
Frontage	50 SF	50 SF	100 SF
Depth		107 SF	281 SF
Site Influence	Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Golf Nearby, Paved Lane, Landscape, Landscaped
Heating	Forced Air	Forced Air, Infloor	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,892.36/2024	\$10,876.84/2024	\$15,259.14/ 24
List Price	\$399,500	\$1,324,900	\$2,100,000
List Price/SF	\$414.42	\$615.95	\$500.00
Sold Price	\$399,500	\$1,275,000	\$2,000,000
Sold Price/SF	\$414.42	\$592.75	\$476.19
Sell/List Ratio	100.0%	96.2%	95.2%
DOM	8	15	4



Status	Sold	Sold	Sold
MLS® #	202502883	202502824	202502692
Area/Neighbr	1C/River Heights North	1C/River Heights	1C/River Heights North
Address	501 Campbell Street	371 Campbell Street	339 Academy Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1941	OL / 1928	OL / 1928
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1080 SF	786 SF	2102 SF
Fin Basement	91.04 M2/980 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Wood Siding	Wood Siding	Wood Siding
Fireplace(s)	Other - See remarks	Free-standing	Brick Facing
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	See remarks, Tile, Wood	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		
Features	Ceiling Fan, No Pet Home, No Smoking Home, Patio, Sump	Air Conditioning-Central, Closet Organizers, Heat pump heating,	Deck, No Pet Home, No Smoking Home
Gds Included	Alarm system, Blinds, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Fridges - Two, Storage Shed, Stove, Washer, Window
Parking	Single Detached	Single Detached	Single Attached
Lot Shape			
Frontage	50 SF	37 SF	50 SF
Depth	120 SF	120 SF	120 SF
Site Influence	Park/reserve, Playground Nearby, Shopping Nearby, Public	Fenced, Flat Site, Back Lane, Shopping Nearby, Public	Corner, Back Lane, Paved Lane, Playground Nearby, Private
Heating	Hot Water	Baseboard, Heat Pump	Hot Water
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,761.50/ 24	\$4,150.63/ 24	\$3,738.31/ 24
List Price	\$399,900	\$376,000	\$429,800
List Price/SF	\$370.28	\$478.37	\$204.47
Sold Price	\$421,410	\$425,000	\$405,000
Sold Price/SF	\$390.19	\$540.71	\$192.67
Sell/List Ratio	105.4%	113.0%	94.2%
DOM	6	4	9



Status	Sold	Sold	Sold
MLS® #	202502507	202502413	202500300
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/Armstrong's Point
Address	337 Montrose Street	132 Elm Street	43 Middle Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1939	OL / 1926	OL / 1909
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two and a Half
Living Area	2034 SF	2540 SF	3788 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 5 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Other/remarks	Wood Frame
Exterior	Other-Remarks	Stone, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Glass Door	Marble fac	Brick Facing
Fireplace Fuel	Gas	Wood	Electric, Wood
Flooring	Wall-to-wall carpet, Wood	Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Electrical, Exterior, Furnace	Addition, Bathroom, Flooring, Kitchen	Bathroom, Electrical, Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Jetted Tub, Sauna, Sunroom	
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,
Parking	Double Detached	Carport, Oversized, Rear Drive Access	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	55 SF	75 SF
Depth	120 SF	110 SF	123 SF
Site Influence	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Low maintenance landscaped,	Flat Site, Fruit Trees/Shrubs, Landscaped deck, Paved Street,
Heating	Forced Air	Hot Water	Hot Water, Steam
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,211.79/2024	\$9,888.40/2024	\$9,444.41/ 24
List Price	\$799,900	\$999,900	\$1,050,000
List Price/SF	\$393.26	\$393.66	\$277.19
Sold Price	\$780,000	\$915,000	\$1,055,000
Sold Price/SF	\$383.48	\$360.24	\$278.51
Sell/List Ratio	97.5%	91.5%	100.5%
DOM	8	49	10



Status	Sold	Sold	Sold
MLS® #	202501738	202501652	202501025
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights North
Address	296 Waverley Street	316 Centennial Street	193 Centennial Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1928	/ 2020	OL / 1942
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1750 SF	1496 SF	1339 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 1 HB: 2 EN: N	FB: 3 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full, See remarks
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stone, Stucco	Stucco
Fireplace(s)	Brick Facing, Other - See remarks	Tile Facing	
Fireplace Fuel	Electric, Wood	Electric	
Flooring	Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Cork, See remarks, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Not known
Roof	Shingle	Shingle	Shingle
Remodelled			Addition, Bathroom, Electrical, Furna
Features	Air conditioning wall unit, Bar wet, Ceiling Fan, Jetted Tub,	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,
Parking	Double Detached, Garage door opener, Rear Drive Access	Double Attached, Garage door opener, Rear Drive Access	Single Detached, Garage door opener
Lot Shape	Normal		Normal
Frontage	42 SF	25 SF	50 SF
Depth	130 SF	102 SF	0 SF
Site Influence	Fenced, Paved Lane, Landscaped patio, Playground	Low maintenance landscaped, Playground Nearby, Shopping	Fenced, Fruit Trees/Shrubs, Back Lane, Landscaped deck,
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,166.69/ 24	\$7,229.00/2024	\$4,749.59/2024
List Price	\$669,900	\$714,900	\$419,900
List Price/SF	\$382.80	\$477.87	\$313.59
Sold Price	\$665,000	\$690,000	\$414,000
Sold Price/SF	\$380.00	\$461.23	\$309.19
Sell/List Ratio	99.3%	96.5%	98.6%
DOM	6	26	8



Status	Sold	Sold	Sold
MLS® #	202501063	202500767	202500683
Area/Neighbr	1C/River Heights	1C/River Heights North	1C/River Heights North
Address	178 Ash Street	334 Centennial Street	106 Fulham Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1922	OL / 1946	OL / 1941
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2132 SF	812 SF	1248 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 1 TBD: 2	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Strip	Stucco
Exterior	Brick, Stucco	Stucco	Stucco
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Garage	Electrical, Furnace, Kitchen	
Features	Cook Top, No Smoking Home, Patio, Porch	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dishwasher, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Insulated	Single Detached, Rear Drive Access	Double Detached
Lot Shape	Normal	Normal	
Frontage	40 SF	40 SF	0 SF
Depth	120 SF	102 SF	0 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby, Private Yard,	Fenced, Landscaped deck, Shopping Nearby, Public	Fenced, Landscaped deck, Playground Nearby, Shopping
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,072.72/2024	\$3,728.29/2023	\$5,740.52/ 24
List Price	\$694,900	\$239,900	\$489,900
List Price/SF	\$325.94	\$295.44	\$392.55
Sold Price	\$695,000	\$255,222	\$520,000
Sold Price/SF	\$325.98	\$314.31	\$416.67
Sell/List Ratio	100.0%	106.4%	106.1%
DOM	9	11	11



Status	Sold	Sold	Sold
MLS® #	202500193	202426270	202426926
Area/Neighbr	1C/River Heights North	1C/River Heights North	1C/River Heights North
Address	195 Ash Street	271 Queenston Street	232 Waterloo Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1925	/ 1921	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1753 SF	1648 SF	2547 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full, None	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco, Vinyl, Wood Siding
Fireplace(s)		Brick Facing, Glass Door	Brick Facing
Fireplace Fuel		Wood	Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Laminate, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Addition	Other remarks
Features	Air conditioning wall unit, Closet Organizers, Patio	Air conditioning wall unit, Ceiling Fan, No Smoking Home, Patio,	Deck, Microwave built in, No Pet Home, No Smoking Home,
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Attached	Single Detached, Parking Pad	Double Detached
Lot Shape			
Frontage	0 SF	40 SF	40 SF
Depth	0 SF	108 SF	120 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Back Lane, Paved Lane, Landscaped
Heating	Hot Water	Hot Water, Infloor	Baseboard, Hot Water
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,286.27/ 24	\$5,846.05/2024	\$4,109.01/2024
List Price	\$499,900	\$479,900	\$699,900
List Price/SF	\$285.17	\$291.20	\$274.79
Sold Price	\$480,000	\$479,900	\$675,000
Sold Price/SF	\$273.82	\$291.20	\$265.02
Sell/List Ratio	96.0%	100.0%	96.4%
DOM	19	30	54



Status	Sold	Sold	Sold
MLS® #	202500599	202505741	202515312
Area/Neighbr	1C/River Heights North	1C/River Heights North	1D/River Heights
Address	283 Carpathia Road	67 Renfrew Street	950 Beaverbrook Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1952	OL / 1932	/ 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1607 SF	1064 SF	1044 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 0 TBD: 0	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: N	FB: 0 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Composite, Stucco, Wood Siding
Fireplace(s)			Insert
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace, Deck, High-Efficiency Furnace, Sump Pump		Bathroom, Electrical, Exterior, Flooring, Air Conditioning-Central, High-Efficiency Furnace, Hood
Features	Dishwasher, Dryer, Garage door opener, Garage door opener		Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Double Detached, Parking Pad	Parking Pad	Double Detached, Garage door opener, Plug-In
Lot Shape	Normal		
Frontage	50 SF	0 SF	0 SF
Depth	129 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Private	Shopping Nearby, Public Transportation	Paved Lane, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	None	Forced Air
Heating Fuel	Natural gas	None	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,915.55/2024	\$3,585.52/ 24	\$4,561.24/ 24
List Price	\$579,900	\$430,000	\$449,900
List Price/SF	\$360.86	\$404.14	\$430.94
Sold Price	\$570,000	\$430,000	\$518,000
Sold Price/SF	\$354.70	\$404.14	\$496.17
Sell/List Ratio	98.3%	100.0%	115.1%
DOM	0	0	7



Status	Sold	Sold	Sold
MLS® #	202515095	202515130	202514801
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights
Address	720 Ash Street	930 Lindsay Street	962 Lindsay Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1953	OL / 1913	/ 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	1215 SF	1350 SF	1027 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Brick, Stucco	Stucco, Vinyl, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel		Gas, Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Cork, Laminate, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Flooring, Furnace	Basement, Bathroom, Flooring, Furn
Features	High-Efficiency Furnace, Main floor full bathroom, No Smoking	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace, Sump
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Refrigerator, See remarks, Stove,
Parking	Double Detached	Double Detached, Garage door opener, Heated, Insulated	Single Detached, Oversized
Lot Shape		Normal	
Frontage	0 SF	50 SF	52 SF
Depth	0 SF	120 SF	120 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Paved Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscaped deck, Landscaped	Fenced, Paved Lane, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,766.26/ 24	\$4,749.59/ 24	\$3,883.07/2024
List Price	\$384,900	\$549,900	\$399,900
List Price/SF	\$316.79	\$407.33	\$389.39
Sold Price	\$444,720	\$635,000	\$502,000
Sold Price/SF	\$366.02	\$470.37	\$488.80
Sell/List Ratio	115.5%	115.5%	125.5%
DOM	8	9	7



Status	Sold	Sold	Sold
MLS® #	202513911	202514622	202513854
Area/Neighbr	1D/River Heights	1D/River Heights	1D/River Heights South
Address	652 Niagara Street	676 Montrose Street	860 Campbell Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1953	OL / 1953	/ 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1626 SF	1064 SF	1362 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stone, Stucco, Wood Siding	Brick & Siding, Stucco
Fireplace(s)		Brick Facing, Tile Facing	
Fireplace Fuel		Wood	
Flooring	Laminate, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Kitchen, Roof Coverings
Features	No Pet Home, No Smoking Home	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, See	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage
Parking	Double Detached	Double Detached	Double Detached
Lot Shape	Normal		Normal
Frontage	40 SF	0 SF	51 SF
Depth		0 SF	120 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Vegetable Garden, Back Lane, Paved Lane, Landscape,	Fenced, Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,088.23/ 25	\$4,690.00/2024	\$5,208.65/ 24
List Price	\$389,900	\$414,900	\$439,900
List Price/SF	\$239.79	\$389.94	\$322.98
Sold Price	\$425,000	\$431,000	\$480,000
Sold Price/SF	\$261.38	\$405.08	\$352.42
Sell/List Ratio	109.0%	103.9%	109.1%
DOM	6	6	8



Status	Sold	Sold	Sold
MLS® #	202513663	202513621	202513169
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights South
Address	768 Borebank Street	610 Lindsay Street	870 Borebank Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1965	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1361 SF	1130 SF	1122 SF
Fin Basement	92.90 M2/1,000 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stone, Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Glass Door	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Garage	Bathroom, Furnace, Roof Coverings	Roof Coverings, Windows
Features	Air Conditioning-Central, Hood Fan, Smoke Detectors, Sump	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Double Detached, Parking Pad
Parking	Double Detached	Single Detached	Double Detached, Parking Pad
Lot Shape	Normal	Normal	
Frontage	45 SF	50 SF	37 SF
Depth	120 SF	120 SF	120 SF
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Paved Lane,	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,131.26/2024	\$5,118.42/2024	\$4,257.71/ 24
List Price	\$599,900	\$439,900	\$479,900
List Price/SF	\$440.78	\$389.29	\$427.72
Sold Price	\$651,600	\$435,000	\$480,000
Sold Price/SF	\$478.77	\$384.96	\$427.81
Sell/List Ratio	108.6%	98.9%	100.0%
DOM	9	14	8



Status	Sold	Sold	Sold
MLS® #	202513044	202510896	202512743
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights
Address	629 Oak Street	674 Waverley Street	779 Renfrew Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / / 1957	/ 1957	OL / 1957
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	948 SF	1600 SF	1000 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Tile Facing	
Fireplace Fuel		Wood	
Flooring	Wood	Wall-to-wall carpet, Tile, Wood	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace
Features		Air Conditioning-Central, High-Efficiency Furnace, Main	Ceiling Fan, Deck, High-Efficiency Furnace, Main
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer
Parking	Double Detached	Double Detached	Double Detached
Lot Shape			
Frontage	40 SF	56 SF	
Depth	120 SF	130 SF	
Site Influence	Fenced, Back Lane, Low maintenance landscaped, Paved	Back Lane, Landscape, Shopping Nearby	Fenced, Flat Site, Back Lane, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,815.48/2025	\$5,957.25/2024	\$4,405.51/2024
List Price	\$299,900	\$524,900	\$395,000
List Price/SF	\$316.35	\$328.06	\$395.00
Sold Price	\$367,000	\$642,500	\$461,000
Sold Price/SF	\$387.13	\$401.56	\$461.00
Sell/List Ratio	122.4%	122.4%	116.7%
DOM	15	10	10



Status	Sold	Sold	Sold
MLS® #	202511672	202511280	202510849
Area/Neighbr	1D/River Heights	1D/River Heights	1D/River Heights South
Address	699 Oxford Street	520 Centennial Street	703 Brock Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1988	OL / 1953
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1545 SF	1072 SF	1130 SF
Fin Basement	102.19 M2/1,100 SF	0.00 M2/0 SF	74.32 M2/800 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Corner, Glass Door, Tile Facing		
Fireplace Fuel	Gas		
Flooring	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Flo		Basement, Bathroom, Exterior, Insul
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, No Smoking Home, Smoke
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Parking Pad	Double Attached
Lot Shape	Normal		
Frontage	40 SF	25 SF	50 SF
Depth	120 SF	25 SF	104 SF
Site Influence	Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Back Lane, Landscape, Shopping Nearby	Paved Lane, Landscaped patio, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,633.72/ 25	\$4,099.94/2024	\$4,951.86/2024
List Price	\$399,900	\$309,900	\$524,900
List Price/SF	\$258.83	\$289.09	\$464.51
Sold Price	\$494,000	\$360,000	\$518,500
Sold Price/SF	\$319.74	\$335.82	\$458.85
Sell/List Ratio	123.5%	116.2%	98.8%
DOM	5	9	8



Status	Sold	Sold	Sold
MLS® #	202510906	202510553	202509601
Area/Neighbr	1D/River Heights	1D/River Heights	1D/River Heights
Address	603 Oak Street	536 Niagara Street	628 Waterloo Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1950	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1088 SF	1856 SF	1345 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	124.95 M2/1,345 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Cork, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen	Addition, Bathroom, Electrical, Exteri	Basement, Bathroom, Furnace, Othe
Features		Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included		Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Parking	Single Detached	Double Detached	Single Detached, Garage door opener, Parking Pad, Plug-In,
Lot Shape		Normal	Normal
Frontage	0 SF	50 SF	51 SF
Depth	0 SF	115 SF	120 SF
Site Influence	Back Lane, Paved Street, Playground Nearby, Private	Fenced, Golf Nearby, Paved Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,538.72/ 25	\$6,831.67/ 24	\$4,946.90/ 24
List Price	\$487,500	\$665,000	\$529,900
List Price/SF	\$448.07	\$358.30	\$393.98
Sold Price	\$487,500	\$755,536	\$631,628
Sold Price/SF	\$448.07	\$407.08	\$469.61
Sell/List Ratio	100.0%	113.6%	119.2%
DOM	57	8	5



Status	Sold	Sold	Sold
MLS® #	202510065	202509940	202508831
Area/Neighbr	1D/River Heights South	1D/River Heights	1D/River Heights
Address	832 Elm Street	955 Queenston Bay	1564 Mathers Bay W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1958	/ 1963	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1786 SF	1780 SF	2702 SF
Fin Basement			0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 5 TBD: 6
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco, Wood Siding	Brick, Stucco	Stone, Stucco
Fireplace(s)		Stone	Stone
Fireplace Fuel		Wood	Wood
Flooring	Wall-to-wall carpet, Wood	Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	Flooring, Partly
Features		Air Conditioning-Central, Cook Top, Garburator, High-Efficiency Alarm system, Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry Dishwasher, Dryer, Refrigerator, Stove, Washer
Gds Included			
Parking	Double Detached	Double Detached, Garage door opener, Oversized	Double Attached
Lot Shape			
Frontage	52 SF	50 SF	52 SF
Depth	117 SF	106 SF	138 SF
Site Influence	Paved Lane, Landscaped deck, Playground Nearby, Shopping	Fenced, Landscaped patio, Playground Nearby, Shopping	Corner, Fenced, Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,076.59/ 24	\$6,974.44/ 24	\$9,083.70/2024
List Price	\$809,900	\$599,900	\$799,900
List Price/SF	\$453.47	\$337.02	\$296.04
Sold Price	\$780,000	\$740,995	\$760,000
Sold Price/SF	\$436.73	\$416.29	\$281.27
Sell/List Ratio	96.3%	123.5%	95.0%
DOM	13	6	28



Status	Sold	Sold	Sold
MLS® #	202509116	202507174	202508025
Area/Neighbr	1D/River Heights South	1D/River Heights	1D/River Heights
Address	719 Cambridge Street	827 Lanark Street	633 Cambridge Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1959	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Split-3 Level	One and a Half
Living Area	917 SF	1782 SF	900 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Brick, Stucco, Vinyl	Vinyl
Fireplace(s)		Glass Door, Stone	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Tar & Gravel	Shingle
Remodelled	Exterior, Furnace, Roof Coverings, V	Bathroom, Exterior, Flooring, Furnac	Basement, Bathroom, Flooring, Furn
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Closet Organizers, Deck, Flat Roof,	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,
Parking	Other remarks, Parking Pad, Rear Drive Access	Double Detached	Rear Drive Access
Lot Shape	Normal	Pie Shaped	Normal
Frontage	37 SF	0 SF	40 SF
Depth	120 SF	110 SF	119 SF
Site Influence	Back Lane, Paved Lane, Low maintenance landscaped, Paved	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Flat Site, Back Lane, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,636.05/ 24	\$5,921.48/ 24	\$4,194.33/2024
List Price	\$329,900	\$560,000	\$389,900
List Price/SF	\$359.76	\$314.25	\$433.22
Sold Price	\$305,000	\$535,000	\$475,000
Sold Price/SF	\$332.61	\$300.22	\$527.78
Sell/List Ratio	92.5%	95.5%	121.8%
DOM	28	9	7



Status	Sold	Sold	Sold
MLS® #	202507888	202507800	202507433
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights
Address	440 Cordova Street	833 Montrose Street	643 Beaverbrook Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1951	OL / 1960	OL / 1955
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2085 SF	1629 SF	1409 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stone, Stucco, Wood Siding	Vinyl
Fireplace(s)	Stone	Glass Door, Tile Facing	
Fireplace Fuel	Wood	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Bathroom, Electrical, Floori	Basement	Addition, Basement, Bathroom, Exte
Features	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Deck, Garburator, High-Efficiency	Air Conditioning-Central, Deck, Electronic Air Cleaner,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener
Parking	Double Detached	Double Detached, Garage door opener	Single Detached, Parking Pad
Lot Shape	Normal	Normal	
Frontage	46 SF	47 SF	45 SF
Depth	105 SF	0 SF	102 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscape, Landscaped deck,	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,054.92/ 24	\$5,977.99/ 24	\$3,198.88/2024
List Price	\$580,000	\$539,800	\$499,900
List Price/SF	\$278.18	\$331.37	\$354.79
Sold Price	\$540,000	\$615,000	\$560,000
Sold Price/SF	\$258.99	\$377.53	\$397.44
Sell/List Ratio	93.1%	113.9%	112.0%
DOM	24	8	5



Status	Sold	Sold	Sold
MLS® #	202506185	202503261	202506752
Area/Neighbr	1D/River Heights	1D/River Heights	1D/River Heights
Address	632 Niagara Street	556 Niagara Street	727 Renfrew Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1951	OL / 1951	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1350 SF	1680 SF	1171 SF
Fin Basement	0.00 M2/0 SF	34.37 M2/370 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Brick, Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom		Furnace, Insulation
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Freezer, Fridges - Two, Microwave, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Single Detached	Single Detached, Parking Pad	Double Detached
Lot Shape	Normal		
Frontage	0 SF	45 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Back Lane, Paved Street, Playground Nearby, Shopping	Flat Site
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,562.64/2024	\$5,476.29/ 24	\$4,644.52/ 24
List Price	\$449,900	\$449,900	\$364,900
List Price/SF	\$333.26	\$267.80	\$311.61
Sold Price	\$449,900	\$535,000	\$440,000
Sold Price/SF	\$333.26	\$318.45	\$375.75
Sell/List Ratio	100.0%	118.9%	120.6%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202506115	202505769	202504625
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights
Address	843 Lanark Street	650 Beaverbrook Street	1016 Queenston Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1958	OL / 1955	OL / 1962
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1530 SF	1072 SF	1170 SF
Fin Basement	0.00 M2/0 SF	99.59 M2/1,072 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Brick, Cedar, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Double-sided		Other - See remarks
Fireplace Fuel	Wood		Electric
Flooring	Wall-to-wall carpet, Vinyl, Wood	Tile, Wood	Laminate, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Insulation	
Features	Cook Top, Hood Fan, Jetted Tub, Main floor full bathroom, Oven	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Jetted
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Heated, Insulated, Oversized, Rear Drive	Double Detached, Garage door opener, Plug-In, Rear Drive	Single Detached, Rear Drive Access
Lot Shape		Normal	
Frontage	0 SF	48 SF	42 SF
Depth	0 SF	102 SF	112 SF
Site Influence	Cul-De-Sac, Fenced, Back Lane, Landscaped patio, Playground	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Corner, Fenced, Back Lane, Paved Lane, Landscape,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,230.81/2024	\$5,280.00/ 24	\$4,741.58/ 24
List Price	\$539,900	\$449,900	\$449,900
List Price/SF	\$352.88	\$419.68	\$384.53
Sold Price	\$525,000	\$546,288	\$540,000
Sold Price/SF	\$343.14	\$509.60	\$461.54
Sell/List Ratio	97.2%	121.4%	120.0%
DOM	8	9	9



Status	Sold	Sold	Sold
MLS® #	202504948	202505330	202504884
Area/Neighbr	1D/River Heights South	1D/River Heights South	1D/River Heights
Address	777 Centennial Street	752 Campbell Street	684 Cordova Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1956	OL / 1957	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1036 SF	1728 SF	832 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Brick, Stucco, Vinyl	Stucco
Fireplace(s)			Insert
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank, Woc	Tile, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Kitchen, Roof Coverings, Windows	
Features	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Hood Fan, Main floor full
Gds Included	Blinds, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Parking Pad	Double Detached	Single Detached, Parking Pad
Lot Shape		Normal	
Frontage	41 SF	64 SF	0 SF
Depth	102 SF	120 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Shopping Nearby, Public	Fenced, Paved Lane, Landscaped deck, Paved Street,	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,937.50/2024	\$6,476.86/2024	\$4,119.97/2024
List Price	\$419,900	\$569,900	\$379,900
List Price/SF	\$405.31	\$329.80	\$456.61
Sold Price	\$404,000	\$515,000	\$423,000
Sold Price/SF	\$389.96	\$298.03	\$508.41
Sell/List Ratio	96.2%	90.4%	111.3%
DOM	20	11	9



Status	Sold	Sold	Sold
MLS® #	202504673	202503967	202504187
Area/Neighbr	1D/River Heights South	1D/River Heights South	1D/River Heights South
Address	688 Borebank Street	870 Elm Street	837 Ash Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1958	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1638 SF	1780 SF	1490 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Stone, Stucco	Composite, Stucco	Brick, Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Window	Bathroom, Exterior, Flooring, Kitchen	Exterior, Flooring, Furnace, Garage,
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Microwave built in, Porch, Sump	Air Conditioning-Central, Monitored Alarm, Sump Pump
Gds Included	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached, Oversized, Parking Pad, Rear Drive Access	Double Detached, Oversized, Rear Drive Access	Double Detached
Lot Shape		Normal	Normal
Frontage	46 SF	40 SF	48 SF
Depth	120 SF	115 SF	120 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Lane, Paved Street,	Fenced, Back Lane, Landscaped deck, Paved Street, Playground	Fenced, Back Lane, Paved Lane, Paved Street, Public Swimming
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,614.72/ 24	\$5,477.23/2024	\$5,497.14/2024
List Price	\$549,900	\$599,900	\$499,900
List Price/SF	\$335.71	\$337.02	\$335.50
Sold Price	\$631,500	\$680,870	\$600,837
Sold Price/SF	\$385.53	\$382.51	\$403.25
Sell/List Ratio	114.8%	113.5%	120.2%
DOM	7	9	4



Status	Sold	Sold	Sold
MLS® #	202504003	202503457	202502648
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights
Address	518 Montrose Street	686 Lanark Street	633 Waterloo Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1957	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Two Storey
Living Area	1280 SF	1197 SF	1850 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Wood	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl, Concrete
Foundation	Concrete	Concrete	Shingle
Roof	Shingle	Shingle	
Remodelled	Bathroom, Flooring, Kitchen	Bathroom, Electrical, Flooring, Furnace	Furnace, Garage, Insulation, Kitchen
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Garburator, High-Efficiency
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached	Double Detached, Plug-In, Rear Drive Access	Double Detached, Oversized, Parking Pad, Rear Drive Access
Lot Shape			Normal
Frontage	44 SF	50 SF	51 SF
Depth	120 SF	0 SF	120 SF
Site Influence	Fenced, Vegetable Garden, Back Lane, Paved Lane, Playground	Fenced, Back Lane, Paved Street, Playground Nearby,	Fenced, Landscape, Landscaped patio, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,077.33/2025	\$4,273.69/2024	\$5,982.00/ 24
List Price	\$349,900	\$399,900	\$599,900
List Price/SF	\$273.36	\$334.09	\$324.27
Sold Price	\$420,000	\$455,000	\$630,000
Sold Price/SF	\$328.13	\$380.12	\$340.54
Sell/List Ratio	120.0%	113.8%	105.0%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202502009	202502620	202502056
Area/Neighbr	1D/River Heights	1D/River Heights South	1D/River Heights
Address	725 Niagara Street	836 Oak Street	554 Montrose Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1961	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Two Storey
Living Area	1086 SF	2791 SF	1250 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 5 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Composite, Stucco, Vinyl
Fireplace(s)		Corner	Brick Facing
Fireplace Fuel		Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Tile, Vinyl Plank, Wood	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Electrical, Windows	Bathroom, Exterior
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Balcony - One, Hot Tub, Laundry -	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryers - Two, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Garage door opener	Double Detached	Double Detached, Oversized
Lot Shape	Normal	Normal	
Frontage	0 SF	0 SF	41 SF
Depth	0 SF	0 SF	120 SF
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Low maintenance landscaped, Playground Nearby	Golf Nearby, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,990.04/2024	\$10,389.55/2024	\$4,348.97/2024
List Price	\$419,900	\$849,900	\$499,900
List Price/SF	\$386.65	\$304.51	\$399.92
Sold Price	\$485,000	\$826,500	\$585,000
Sold Price/SF	\$446.59	\$296.13	\$468.00
Sell/List Ratio	115.5%	97.2%	117.0%
DOM	6	27	9



Status	Sold	Sold	Sold
MLS® #	202501919	202500537	202501203
Area/Neighbr	1D/River Heights South	1D/River Heights	1D/River Heights South
Address	953 Beaverbrook Street	689 Cordova Street	567 Campbell Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1959	OL / 1953	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	920 SF	957 SF	1062 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Other-Remarks	Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Vinyl	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen		Basement, Bathroom, Kitchen, Other
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Bar wet, Cook Top, Garburator,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Alarm system, Bar Fridge, Dishwasher, Dryer, Garage door
Parking	Double Detached	Single Detached	Double Detached, Garage door opener, Heated, Insulated,
Lot Shape	Normal		
Frontage	40 SF	45 SF	50 SF
Depth	102 SF	104 SF	0 SF
Site Influence	Back Lane, Paved Lane, Paved Street, Shopping Nearby, Public	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Paved Lane, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,144.71/ 24	\$4,179.00/2024	\$5,201.70/2024
List Price	\$364,900	\$449,900	\$439,900
List Price/SF	\$396.63	\$470.11	\$414.22
Sold Price	\$348,000	\$423,500	\$532,000
Sold Price/SF	\$378.26	\$442.53	\$500.94
Sell/List Ratio	95.4%	94.1%	120.9%
DOM	16	15	8



Status	Sold	Sold	Sold
MLS® #	202427030	202422410	202501493
Area/Neighbr	1D/River Heights South	1D/River Heights South	1D/River Heights South
Address	672 Ash Street	620 Queenston Street	833 Brock Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	/ 1955	OL / 1963
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	
Style	Bungalow	One and a Half	Bungalow
Living Area	2105 SF	3300 SF	1672 SF
Fin Basement	0.00 M2/0 SF	222.97 M2/2,400 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 4 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete
Exterior	Stone, Stucco	Stone, Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile
Foundation	Concrete	Concrete	Concrete
Roof	See remarks	Shingle	Shingle
Remodelled	Furnace, Roof Coverings	Electrical, Other remarks, Roof Cove	
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, Cook Top,	Air Conditioning-Central, Bar wet, Garburator, Hood Fan, Main floor	Air Conditioning-Central, Bar wet, Hood Fan, Main floor full
Gds Included	Alarm system, Dishwasher, Dryer, Fridges - Two, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Detached, Garage door opener, Rear Drive Access	Double Detached, Garage door opener, Oversized, Parking Pad	Double Detached
Lot Shape	Normal	Normal	
Frontage	50 SF	85 SF	0 SF
Depth	120 SF	107 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped patio	Fenced, Landscaped patio, Park/reserve, Playground	Fenced, Back Lane, Paved Lane, Paved Street, Playground Nearby
Heating	Forced Air	Hot Water	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,354.56/2024	\$7,991.03/2023	\$6,709.56/ 24
List Price	\$599,999	\$799,000	\$600,000
List Price/SF	\$285.04	\$242.12	\$358.85
Sold Price	\$580,000	\$750,000	\$600,000
Sold Price/SF	\$275.53	\$227.27	\$358.85
Sell/List Ratio	96.7%	93.9%	100.0%
DOM	88	109	1



Status	Sold	Sold	Sold
MLS® #	202515394	202515059	202514049
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	8 Kerslake Drive	18 Stanford Bay	410 Park Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	/ 1977	/ 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	2126 SF	2591 SF	2644 SF
Fin Basement	0.00 M2/0 SF	185.81 M2/2,000 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone	Brick, Stone, Stucco	Brick, Stucco
Fireplace(s)	Corner	Stone	Brick Facing, Tile Facing
Fireplace Fuel	Gas	Gas, Wood	Electric, Gas
Flooring	Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Kitchen
Features	Air Conditioning-Central, Bar wet, Cook Top, High-Efficiency	Air Conditioning-Central, Bar wet, Closet Organizers, Deck,	Air conditioning wall unit, Bar wet, Closet Organizers, Cook
Gds Included	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Blinds, Dishwashers - Two,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	85 SF	82 SF
Depth	0 SF	122 SF	123 SF
Site Influence	Fenced, Golf Nearby, Landscape, Landscaped deck,	Corner, Fenced, Landscaped patio, Playground Nearby,	Fenced, Golf Nearby, Landscaped deck, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,676.01/ 24	\$8,080.00/ 24	\$11,999.08/2024
List Price	\$1,199,900	\$1,699,900	\$1,795,000
List Price/SF	\$564.39	\$656.08	\$678.90
Sold Price	\$1,100,000	\$1,700,000	\$2,112,000
Sold Price/SF	\$517.40	\$656.12	\$798.79
Sell/List Ratio	91.7%	100.0%	117.7%
DOM	5	2	8



Status	Sold	Sold	Sold
MLS® #	202514695	202514597	202514266
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	309 Kelvin Boulevard	406 Laidlaw Boulevard	219 Portsmouth Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1952	/ 1959	OL / 1992
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1410 SF	1901 SF	3501 SF
Fin Basement	79.25 M2/853 SF	136.75 M2/1,472 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)	Insert	Other - See remarks	Double-sided
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Wood	Tile, Wood	Tile, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Wood/shingles
Remodelled	Other remarks, Windows	Bathroom, Exterior, Kitchen, Other re	Basement, Furnace
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Cook Top, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Deck, Dog run fenced in, Exterior
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Parking	Double Detached	Double Attached, Front Drive Access, Garage door opener	Multiple Attached
Lot Shape			Irregular
Frontage	75 SF	80 SF	123 SF
Depth	130 SF	130 SF	170 SF
Site Influence	Golf Nearby, Landscape, Paved Street, Shopping Nearby, Public	Fenced, Golf Nearby, Landscaped patio, Paved Street,	Cul-De-Sac, Fenced, Private Yard
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,409.14/2024	\$7,634.66/2024	\$13,047.00/ 24
List Price	\$625,000	\$959,900	\$1,499,900
List Price/SF	\$443.26	\$504.94	\$428.42
Sold Price	\$678,000	\$959,900	\$1,490,000
Sold Price/SF	\$480.85	\$504.94	\$425.59
Sell/List Ratio	108.5%	100.0%	99.3%
DOM	8	11	4



Status	Sold	Sold	Sold
MLS® #	202513535	202513814	202512722
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	128 Park Place E	2221 West Taylor Boulevard	141 Park Place W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / / 1994	/ 1994	OL / 1992
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1500 SF	2742 SF	2750 SF
Fin Basement	120.77 M2/1,300 SF	0.00 M2/0 SF	125.42 M2/1,350 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco, Wood Siding	Stucco
Fireplace(s)	Tile Facing	Tile Facing	Glass Door
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Tile, Wood	Laminate
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	See remarks	Shingle
Remodelled	Other remarks, Roof Coverings		Other remarks
Features	Air Conditioning-Central, Deck, Hood Fan, Hot Tub, Laundry -	Air Conditioning-Central, Closet Organizers, Heat recovery	Air Conditioning-Central, Deck, Garburator, High-Efficiency
Gds Included	Blinds, Dishwashers - Two, Dryer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Fridges - Two,
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Insulated
Lot Shape			Normal
Frontage	59 SF	86 SF	60 SF
Depth	195 SF	128 SF	120 SF
Site Influence	Fenced, Golf Nearby, Landscape, Landscaped deck,	Fenced, Golf Nearby, Landscaped patio, Playground	Fenced, Flat Site, Golf Nearby, Landscape, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,732.73/2024	\$11,719.13/2024	\$9,388.09/ 24
List Price	\$599,900	\$1,999,500	\$990,000
List Price/SF	\$399.93	\$729.21	\$360.00
Sold Price	\$733,250	\$2,000,000	\$1,160,000
Sold Price/SF	\$488.83	\$729.39	\$421.82
Sell/List Ratio	122.2%	100.0%	117.2%
DOM	6	8	8



Status	Sold	Sold	Sold
MLS® #	202512821	202511203	202505440
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	43 Dumbarton Boulevard	58 Stanford Bay	14 Swindon Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1979	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Split-4 Level
Living Area	3800 SF	2650 SF	2714 SF
Fin Basement		92.90 M2/1,000 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick & Siding	Brick, Stucco
Fireplace(s)	Brick Facing, Corner, Double-sided	Stone	Stone
Fireplace Fuel	Gas, Wood	Gas	Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Flooring, Kitchen, Other remarks, Wi	Bathroom, Completely, Exterior, Floc	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Deck, Garburator, Heat recovery	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	Air Conditioning-Central, Bar wet, Cook Top, Deck, Heat recovery
Gds Included	Alarm system, Dishwashers - Two, Dryer, Freezer, Fridges -	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Triple Attached, Insulated	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape		Normal	Normal
Frontage	75 SF	80 SF	77 SF
Depth	188 SF	122 SF	150 SF
Site Influence	Lakefront, Park/reserve, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Flat Site, Landscaped deck, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$16,208.79/ 24	\$9,430.58/ 25	\$8,368.17/2024
List Price	\$2,495,000	\$1,150,000	\$899,900
List Price/SF	\$656.58	\$433.96	\$331.58
Sold Price	\$2,378,888	\$1,175,000	\$900,000
Sold Price/SF	\$626.02	\$443.40	\$331.61
Sell/List Ratio	95.3%	102.2%	100.0%
DOM	10	19	7



Status	Sold	Sold	Sold
MLS® #	202509575	202509406	202508966
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	77 Aldershot Boulevard	694 Park Boulevard S	42 Ramsgate Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	OL / 1982	/ 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Split-3 Level	Split-3 Level
Living Area	3054 SF	3208 SF	2024 SF
Fin Basement	0.00 M2/0 SF	82.22 M2/885 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 4 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Wood Siding	Other-Remarks, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Stone	Tile Facing	Brick Facing
Fireplace Fuel	Wood	See remarks	See remarks
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	See remarks	Shingle
Remodelled	Furnace, Kitchen, Windows	Bathroom, Flooring, Kitchen, Other r	
Features	Air Conditioning-Central, Bar wet, Closet Organizers,	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Alarm system, Blinds, Dishwasher, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached, Garage door opener, Insulated	Double Attached	Double Attached
Lot Shape	Irregular	Normal	
Frontage	75 SF	90 SF	75 SF
Depth	130 SF	154 SF	130 SF
Site Influence	Fenced, Landscaped patio, No Back Lane, Playground Nearby,	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Landscape, Private Setting
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,395.00/ 24	\$12,829.72/ 24	\$6,008.50/ 24
List Price	\$899,900	\$1,549,900	\$739,900
List Price/SF	\$294.66	\$483.14	\$365.56
Sold Price	\$1,205,000	\$1,450,000	\$765,000
Sold Price/SF	\$394.56	\$452.00	\$377.96
Sell/List Ratio	133.9%	93.6%	103.4%
DOM	10	2	9



Status	Sold	Sold	Sold
MLS® #	202507826	202507465	202505303
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	106 Ramsgate Bay	27 Dumbarton Boulevard	118 Ramsgate Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 1989	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	3531 SF	6111 SF	2314 SF
Fin Basement	176.52 M2/1,900 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 4 HB: 1 EN: Y	FB: 3 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full, See remarks	Full
Construction	Wood Frame	Wood Frame	
Exterior	Composite, Metal	Brick	Brick, Stucco
Fireplace(s)	Tile Facing	Brick Facing, Corner	Stone
Fireplace Fuel	Gas	Gas	Wood
Flooring	Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Tar & Gravel	Wood/shingles	Shingle
Remodelled		Addition, Basement, Exterior, Floorir	
Features	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Triple Attached, Garage door opener, Heated, Paved Driveway	Double Attached	Double Attached
Lot Shape	Normal		Pie Shaped
Frontage	75 SF	0 SF	0 SF
Depth	130 SF	0 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Paved Street,	Fenced, Lakefront, Landscaped deck, Playground Nearby	Fenced
Heating	Forced Air, See remarks	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$17,696.03/2024	\$13,124.81/2024	\$7,054.76/2024
List Price	\$2,378,000	\$1,995,000	\$724,900
List Price/SF	\$673.46	\$326.46	\$313.27
Sold Price	\$2,225,000	\$1,875,000	\$860,000
Sold Price/SF	\$630.13	\$306.82	\$371.65
Sell/List Ratio	93.6%	94.0%	118.6%
DOM	7	50	7



Status	Sold	Sold	Sold
MLS® #	202506373	202505345	202503739
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	404 Park Boulevard	120 Chataway Boulevard	12 Colchester Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1962	/ 1948	/ 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Two Storey
Living Area	3539 SF	1540 SF	2600 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Not known		Wood Frame
Exterior	Brick & Siding	Aluminum Siding	Brick, Stucco
Fireplace(s)	Stone	Other - See remarks	Brick Facing
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Tile	Wall-to-wall carpet	Wall-to-wall carpet, Tile, Wood
Foundation	Not known	Concrete	Concrete, Piled
Roof	Bitumen	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Cook Top, Garburator, No Pet	Air Conditioning-Central, Cook Top, Oven built in, Pool, inground	Air Conditioning-Central, Deck, Garburator, Hood Fan, No
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Single Attached, Front & Rear Drive Access, Paved Driveway	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Normal	Normal	Normal
Frontage	75 SF	60 SF	77 SF
Depth	130 SF	130 SF	119 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscape, Landscaped	Fenced, Landscaped deck, Playground Nearby, Private Yard,	Fenced, Golf Nearby, Landscaped deck, Private Yard,
Heating	Forced Air, Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	None	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,178.60/2024	\$8,022.48/2024	\$8,369.04/2024
List Price	\$1,100,000	\$674,900	\$1,050,000
List Price/SF	\$310.82	\$438.25	\$403.85
Sold Price	\$1,301,800	\$674,900	\$1,015,000
Sold Price/SF	\$367.84	\$438.25	\$390.38
Sell/List Ratio	118.3%	100.0%	96.7%
DOM	12	4	9



Status	Sold	Sold	Sold
MLS® #	202505086	202503271	202503358
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	209 Grenfell Boulevard	400 Lamont Boulevard	201 Girton Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2014	/ 1965	OL / 1938
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	2326 SF	2856 SF	2865 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 4 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 4 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y	FB: 2 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Brick, Stucco	Stucco
Fireplace(s)	Stone	Stone, Tile Facing	Corner, Stone
Fireplace Fuel	Gas	Gas, Wood	Gas
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood	Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Completely
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Heat recovery	Air Conditioning-Central, Bar wet, Cook Top, Hot Tub, Microwave	Air Conditioning-Central, Greenhouse, High-Efficiency
Gds Included	Alarm system, Blinds, Dishwashers - Two, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Garage door opener	Double Attached
Lot Shape	Normal		
Frontage	75 SF	76 SF	85 SF
Depth	130 SF	133 SF	150 SF
Site Influence	Fenced, Golf Nearby, Landscape, Landscaped deck,	Corner, Fenced, Golf Nearby, Landscaped patio, Private Yard,	Corner, Fenced, Fruit Trees/Shrubs, Golf Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$15,354.25/ 24	\$9,575.84/2024	\$8,550.39/2024
List Price	\$1,899,000	\$1,195,000	\$995,000
List Price/SF	\$816.42	\$418.42	\$347.29
Sold Price	\$1,800,000	\$1,145,000	\$900,000
Sold Price/SF	\$773.86	\$400.91	\$314.14
Sell/List Ratio	94.8%	95.8%	90.5%
DOM	90	8	45



Status	Sold	Sold	Sold
MLS® #	202502356	202502066	202501345
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	37 COLCHESTER Bay	19 Bardsley Place	59 Ramsgate Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1997	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	4149 SF	5049 SF	2745 SF
Fin Basement	139.35 M2/1,500 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 6	BDA: 5 TBD: 6	BDA: 3 TBD: 3
Baths	FB: 4 HB: 0 EN: Y	FB: 4 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame	Other/remarks	Wood Frame
Exterior	Other-Remarks, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Glass Door, Stone, Tile Facing	Glass Door	Glass Door
Fireplace Fuel	Gas	Gas	Gas
Flooring	Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	See remarks	Shingle
Remodelled		Other remarks	Bathroom, Roof Coverings
Features	Air Conditioning-Central, Cook Top, Deck, Garburator, Hot Tub,	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace, Alarm system, Blinds,
Gds Included		Dishwasher, Dryers - Two, Garage door opener, Garage	Dishwasher, Dryer, Garage door
Parking	Triple Attached, Garage door opener, Insulated garage door	Triple Attached, Front Drive Access	Double Attached
Lot Shape	Pie Shaped		
Frontage		0 SF	76 SF
Depth	200 SF	0 SF	186 SF
Site Influence	Cul-De-Sac, Fenced, Golf Nearby, Landscaped deck, No	Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$13,718.00/ 24	\$18,303.61/2024	\$9,885.67/2024
List Price	\$1,799,000	\$1,695,000	\$1,390,900
List Price/SF	\$433.60	\$335.71	\$506.70
Sold Price	\$1,525,000	\$1,520,000	\$1,300,000
Sold Price/SF	\$367.56	\$301.05	\$473.59
Sell/List Ratio	84.8%	89.7%	93.5%
DOM	119	31	25



Status	Sold	Sold	Sold
MLS® #	202500508	202500212	202427525
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	39 Burnley Place	57 Litchfield Boulevard	304 Kelvin Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1992	OL / 1999	/ 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	3648 SF	2880 SF	2892 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	100.71 M2/1,084 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full, Partial
Construction	Wood Frame		Wood Frame
Exterior	Stone	Stucco	Stone, Vinyl
Fireplace(s)	Marble fac, Tile Facing	Marble fac	Glass Door
Fireplace Fuel	Gas, Wood	Gas	Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement	Basement, Bathroom, Electrical, Ext
Features	Air Conditioning-Central, Balcony - One, Closet Organizers,	Bar wet, High-Efficiency Furnace, Laundry - Main Floor,	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
Parking	Triple Attached	Double Attached, Oversized	Double Attached, Multiple Attached
Lot Shape	Irregular		
Frontage	90 SF	0 SF	70 SF
Depth	158 SF	0 SF	
Site Influence	Cul-De-Sac	Golf Nearby, Landscaped patio, Paved Street, Playground	Golf Nearby, Paved Lane, Landscape, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$17,076.39/2024	\$11,506.08/2024	\$7,182.80/2024
List Price	\$1,250,000	\$1,199,800	\$1,180,000
List Price/SF	\$342.65	\$416.60	\$408.02
Sold Price	\$1,300,000	\$1,170,000	\$1,050,000
Sold Price/SF	\$356.36	\$406.25	\$363.07
Sell/List Ratio	104.0%	97.5%	89.0%
DOM	31	2	56



Status	Sold	Sold	Sold
MLS® #	202424473	202420603	202420412
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1E/Tuxedo
Address	65 Colchester Bay	31 Stanford Bay	515 Kelvin Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1988	OL / 1976	OL / 1982
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey Split	Bungalow
Living Area	4905 SF	2012 SF	2580 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	195.10 M2/2,100 SF
Bedrooms	BDA: 5 TBD: 7	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 5 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)	Stone, Tile Facing	Stone	Stone
Fireplace Fuel	Wood	Wood	Electric, Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet	Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery		Air Conditioning-Central, Closet Organizers, Laundry - Main Floor
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door		
Parking	Triple Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached
Lot Shape		Normal	Normal
Frontage	176 SF	90 SF	75 SF
Depth	143 SF	130 SF	119 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Private Yard,	Flat Site, Paved Street	Fenced, Flat Site, No Back Lane
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$23,090.39/2024	\$7,063.00/ 24	\$8,178.00/ 24
List Price	\$3,050,000	\$699,900	\$1,899,900
List Price/SF	\$621.81	\$347.86	\$736.40
Sold Price	\$2,875,000	\$699,900	\$1,750,000
Sold Price/SF	\$586.14	\$347.86	\$678.29
Sell/List Ratio	94.3%	100.0%	92.1%
DOM	117	127	141



Status	Sold	Sold	Sold
MLS® #	202416794	202417273	202515196
Area/Neighbr	1E/Tuxedo	1E/Tuxedo	1F/Charleswood
Address	203 Park Boulevard N	139 Girton Boulevard	30 Willow Ridge Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2003	OL / 1936	OL / 1972
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	3062 SF	3200 SF	2148 SF
Fin Basement	0.00 M2/0 SF	111.48 M2/1,200 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 3 HB: 2 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Brick, Stucco, Wood Siding	Other-Remarks, Stucco
Fireplace(s)	Double-sided, Other - See remarks	Brick Facing, Direct vent, Tile Facing	Tile Facing
Fireplace Fuel	See remarks	Gas	Wood
Flooring	Wall-to-wall carpet, See remarks, Til	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement	
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor,	High-Efficiency Furnace, Laundry - Main Floor, Main floor full
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Single Attached, Triple Detached	Multiple Detached	Double Attached
Lot Shape			Irregular
Frontage	154 SF	75 SF	90 SF
Depth	130 SF	130 SF	182 SF
Site Influence	Corner, Golf Nearby, Low maintenance landscaped, Paved	Golf Nearby, Back Lane, Landscaped deck, Playground	Corner, Fenced, Fruit Trees/Shrubs, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$19,231.16/ 24	\$14,699.22/2023	\$4,453.42/ 24
List Price	\$2,499,900	\$1,100,000	\$769,000
List Price/SF	\$816.43	\$343.75	\$358.01
Sold Price	\$2,375,000	\$1,050,000	\$720,000
Sold Price/SF	\$775.64	\$328.13	\$335.20
Sell/List Ratio	95.0%	95.5%	93.6%
DOM	177	264	9



Status	Sold	Sold	Sold
MLS® #	202514543	202511061	202508855
Area/Neighbr	1F/River West Park	1F/Charleswood	1F/Charleswood
Address	308 Barker Boulevard	26 Willow Ridge Road	90 Royalgate Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1975	OL / 1961	/ 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Two Storey Split
Living Area	1180 SF	1342 SF	2136 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Wood Siding	Stucco, Wood Siding	Stone, Wood Siding
Fireplace(s)		Brick Facing	Other - See remarks, Stone
Fireplace Fuel		Wood	Gas, Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Furnace, Roof Coverings,		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Main floor full bathroom, Sunroom	Air Conditioning-Central, Cook Top, Deck, Garburator, Hood
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access	Double Attached, Front Drive Access, Garage door opener	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		
Frontage	60 SF	100 SF	60 SF
Depth	100 SF	150 SF	120 SF
Site Influence	Fenced, Landscaped patio, Park/reserve	Landscape, Shopping Nearby, Public Transportation, Treed Lot	Fenced
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,289.80/2024	\$5,479.55/ 24	\$5,955.92/2024
List Price	\$359,900	\$497,900	\$749,900
List Price/SF	\$305.00	\$371.01	\$351.08
Sold Price	\$415,000	\$555,000	\$800,500
Sold Price/SF	\$351.69	\$413.56	\$374.77
Sell/List Ratio	115.3%	111.5%	106.7%
DOM	8	8	8



Status	Sold	Sold	Sold
MLS® #	202508557	202508647	202507541
Area/Neighbr	1F/Charleswood	1F/Charleswood	1F/River West Park
Address	28 Swann Drive	36 Swann Drive	243 Barker Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1998	OL / 1999	/ 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Split-4 Level
Living Area	3403 SF	3061 SF	1600 SF
Fin Basement	168.80 M2/1,817 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick	Stucco, Wood Siding
Fireplace(s)	Tile Facing	Brick Facing	Brick Facing, Glass Door
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile	Laminate, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Alarm system, Blinds, Dishwashers - Two, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener, Irregular
Lot Shape			
Frontage	68 SF	68 SF	71 SF
Depth	162 SF	162 SF	125 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Golf Nearby, Low maintenance	Corner, Fenced, Landscape, No Through Road, Playground	Fenced, Landscaped deck, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$9,458.24/ 24	\$10,047.26/2024	\$5,384.12/2024
List Price	\$1,599,000	\$1,099,529	\$549,900
List Price/SF	\$469.88	\$359.21	\$343.69
Sold Price	\$1,599,000	\$1,250,000	\$547,500
Sold Price/SF	\$469.88	\$408.36	\$342.19
Sell/List Ratio	100.0%	113.7%	99.6%
DOM	13	11	10



Status	Sold	Sold	Sold
MLS® #	202506557	202507377	202506847
Area/Neighbr	1F/Charleswood	1F/Charleswood	1F/Charleswood
Address	267 Barker Boulevard	6115 Roblin Boulevard	4629 Roblin Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1961	OL / 2005
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1380 SF	1300 SF	1800 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing, Glass Door		Glass Door
Fireplace Fuel	See remarks		Gas
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings, V	Basement, Flooring, Roof Coverings	
Features	Air Conditioning-Central, Bar dry, No Pet Home, No Smoking		Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Garage door opener, Insulated, 240 Volt	Single Attached, Front & Rear Drive Access, Plug-In	Double Attached, Front Drive Access, Oversized
Lot Shape	Normal		
Frontage	64 SF	60 SF	100 SF
Depth	217 SF	200 SF	238 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped deck, Park/reserve,	Fenced, Vegetable Garden, Playground Nearby, Public	Golf Nearby, Landscape, Private Setting, Private Yard, Riverfront,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,898.67/ 24	\$3,650.88/2024	\$8,755.36/ 24
List Price	\$534,900	\$460,000	\$899,800
List Price/SF	\$387.61	\$353.85	\$499.89
Sold Price	\$585,000	\$460,000	\$899,900
Sold Price/SF	\$423.91	\$353.85	\$499.94
Sell/List Ratio	109.4%	100.0%	100.0%
DOM	8	50	11



Status	Sold	Sold	Sold
MLS® #	202506673	202505267	202504505
Area/Neighbr	1F/River West Park	1F/River West Park	1F/River West Park
Address	71 Morton Bay	26 Musgrove Street	26 Waterhouse Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	OL / 1975	OL / 1980
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey Split
Living Area	1770 SF	2000 SF	2073 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Brick & Siding	Brick & Siding, Stucco
Fireplace(s)	Stone		Stone
Fireplace Fuel	See remarks		Gas
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Windows		
Features	Deck, High-Efficiency Furnace, Microwave built in, Patio, Sump	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape			
Frontage	57 SF	0 SF	62 SF
Depth	156 SF	0 SF	113 SF
Site Influence	Fenced, Landscape, No Back Lane, Paved Street, Playground	Fenced, Landscaped patio, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped deck, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,339.94/2024	\$5,751.97/2024	\$5,527.69/2024
List Price	\$559,000	\$684,900	\$649,900
List Price/SF	\$315.82	\$342.45	\$313.51
Sold Price	\$588,000	\$675,000	\$632,500
Sold Price/SF	\$332.20	\$337.50	\$305.11
Sell/List Ratio	105.2%	98.6%	97.3%
DOM	10	6	30



Status	Sold	Sold	Sold
MLS® #	202503803	202503201	202500763
Area/Neighbr	1F/River West Park	1F/Charleswood	1F/Charleswood
Address	35 Musgrove Street	67 Jaymorr Drive	21 Jaymorr Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	/ 1973	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2761 SF	1308 SF	3088 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Stone, Stucco, Wood Siding	Wood Siding
Fireplace(s)	Brick Facing	Stone	Other - See remarks, Tile Facing
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace	Bathroom, Kitchen, Other remarks, F	Roof Coverings
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Main floor full bathroom,	Air Conditioning-Central, Cook Top, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Bar Fridge, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached	Double Attached, Insulated	Double Attached
Lot Shape		Normal	Normal
Frontage	0 SF	80 SF	69 SF
Depth	0 SF		149 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Corner, Fenced, Landscaped deck, Shopping Nearby, Public	Fenced, Landscaped deck, No Back Lane, Paved Street, Private
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,407.77/2024	\$5,392.22/ 24	\$8,307.80/ 24
List Price	\$649,900	\$524,900	\$799,900
List Price/SF	\$235.39	\$401.30	\$259.03
Sold Price	\$630,000	\$555,067	\$765,000
Sold Price/SF	\$228.18	\$424.36	\$247.73
Sell/List Ratio	96.9%	105.7%	95.6%
DOM	61	6	53



Status	Sold	Sold	Sold
MLS® #	202427262	202513358	202515063
Area/Neighbr	1F/Charleswood	1F/Charleswood	1G/Charleswood
Address	6241 Southboine Drive	6021 Southboine Drive	14 Dallinger Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1978	OL / 1972	OL / 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-Multi Level	Bungalow	Raised Bungalow
Living Area	2803 SF	1580 SF	1811 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	See remarks	Full, Walkout	Full
Construction	Wood Frame	Stucco	Stone, Stucco
Exterior	Brick, Stucco	Brick Facing	Insert
Fireplace(s)	Marble fac	Wood	Gas
Fireplace Fuel	Gas	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Concrete	Concrete, Piled
Foundation	Concrete, Piled	Wood/shingles	Shingle
Roof	Shingle		
Remodelled	Electrical, Kitchen, Other remarks, R	Flooring, Kitchen, Other remarks	
Features	Air Conditioning-Central, Deck, Garburator, High-Efficiency	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	Air Conditioning-Central, Cook Top, Deck, Engineered Floor
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Triple Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Irregular		
Frontage	0 SF	57 SF	
Depth	0 SF	160 SF	
Site Influence	Fenced, Golf Nearby, Landscaped deck, Private Yard,	Fenced, Vegetable Garden, Landscape, Riverfront, Shopping	Fenced, Landscape, No Through Road, Paved Street, Private
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$9,065.29/2024	\$7,871.91/ 24	\$7,943.99/2024
List Price	\$1,250,000	\$970,000	\$889,900
List Price/SF	\$445.95	\$613.92	\$491.39
Sold Price	\$1,175,000	\$955,000	\$1,057,000
Sold Price/SF	\$419.19	\$604.43	\$583.66
Sell/List Ratio	94.0%	98.5%	118.8%
DOM	55	0	8



Status	Sold	Sold	Sold
MLS® #	202514545	202515107	202514603
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	12 Horseshoe Bay	40 Gnapp Cove	549 Greenbrier Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1980	OL / 1989	OL / 1968
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Bungalow
Living Area	1691 SF	2416 SF	1526 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Brick, Stucco, Wood Siding	Brick, Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Other - See remarks	Stone	Stone
Fireplace Fuel	Gas	Gas	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Kitchen, Roof Coverings, Windows	Roof Coverings, Windows
Features		Air Conditioning-Central, Bar wet, Closet Organizers, Deck,	Air Conditioning-Central, Pool, inground
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Attached	Double Attached	Double Detached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage	45 SF	55 SF	70 SF
Depth	220 SF	112 SF	153 SF
Site Influence	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby,	Corner, Cul-De-Sac, Fenced, Landscaped deck, Shopping	Fenced, Landscaped patio, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,996.75/ 24	\$6,236.18/2024	\$5,023.04/ 24
List Price	\$529,900	\$698,000	\$589,900
List Price/SF	\$313.36	\$288.91	\$386.57
Sold Price	\$527,500	\$850,000	\$626,100
Sold Price/SF	\$311.95	\$351.82	\$410.29
Sell/List Ratio	99.5%	121.8%	106.1%
DOM	1	9	6



Status	Sold	Sold	Sold
MLS® #	202514624	202514473	202513472
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	795 Municipal Road	762 Buckingham Road	106 Epsom Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1980	OL / 1983
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	969 SF	2064 SF	1104 SF
Fin Basement	83.61 M2/900 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 5	BDA: 2 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full, Walkout	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick & Siding	Brick & Siding, Stucco
Fireplace(s)	Free-standing	Brick Facing	Tile Facing
Fireplace Fuel	Gas	See remarks, Wood	Gas
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Kitchen, Windows	Other remarks	
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Bar dry, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Bar Fridge, Blinds, Compactor, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,
Parking	Double Detached, Front Drive Access, Garage door opener,	Double Attached, Oversized, Paved Driveway, Workshop	Double Attached, Front Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	60 SF	50 SF	52 SF
Depth	102 SF	255 SF	132 SF
Site Influence	Fenced, Fruit Trees/Shrubs, No Back Lane, Paved Street,	Landscape, Landscaped deck, Paved Street, Playground Nearby	Fenced, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,661.81/ 24	\$6,317.29/ 25	\$4,002.55/2024
List Price	\$379,900	\$649,900	\$439,900
List Price/SF	\$392.05	\$314.87	\$398.46
Sold Price	\$410,000	\$721,762	\$579,000
Sold Price/SF	\$423.12	\$349.69	\$524.46
Sell/List Ratio	107.9%	111.1%	131.6%
DOM	5	7	7



Status	Sold	Sold	Sold
MLS® #	202513607	202513255	202510615
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	857 Community Row	3430 Beiko Avenue	11 Oswald Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1976	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1050 SF	1282 SF	1750 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Brick, Stucco	Brick & Siding, Cedar, Stucco
Fireplace(s)			Tile Facing
Fireplace Fuel			Electric
Flooring	Tile, Vinyl Plank	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Metal
Remodelled	Basement, Exterior, Furnace, Kitche	Kitchen, Windows	Basement, Bathroom, Flooring, Kitch
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, No Pet Home, No Smoking	Air Conditioning-Central, Deck, Garburator, High-Efficiency
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Bar Fridge, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached	Double Attached
Lot Shape	Normal		Normal
Frontage	60 SF	50 SF	60 SF
Depth	120 SF	154 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, No Back Lane, Paved Street,	Fenced, Vegetable Garden, Golf Nearby, Private Yard, Shopping	Fenced, Landscape, Landscaped deck, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,630.82/ 24	\$4,093.89/ 24	\$4,922.54/ 24
List Price	\$399,900	\$489,900	\$699,900
List Price/SF	\$380.86	\$382.14	\$399.94
Sold Price	\$437,000	\$485,000	\$680,000
Sold Price/SF	\$416.19	\$378.32	\$388.57
Sell/List Ratio	109.3%	99.0%	97.2%
DOM	8	8	25



Status	Sold	Sold	Sold
MLS® #	202512945	202512975	202511680
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	634 Fairmont Road	607 Dieppe Road	154 Woodfield Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2007	OL / 1967	/ 1982
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Other-Remarks	Split-4 Level	Bungalow
Living Area	2275 SF	1539 SF	1320 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 4 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)	Free-standing, Stove	Brick Facing	Corner
Fireplace Fuel	Gas, Wood	Wood	Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Cork, Laminate, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Deck, Heat	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Fridges - Two, Garage door opener, See remarks,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, TV Wall
Parking	Triple Attached, Front Drive Access, Garage door opener,	Double Attached	Front Drive Access, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	60 SF	60 SF	42 SF
Depth	362 SF	125 SF	110 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	No Back Lane, Paved Street, Playground Nearby, Shopping	Fenced, No Back Lane, Other/remarks, Private Yard
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,992.38/2024	\$4,023.95/2024	\$4,916.08/2025
List Price	\$949,900	\$419,900	\$389,900
List Price/SF	\$417.54	\$272.84	\$295.38
Sold Price	\$940,000	\$550,000	\$476,154
Sold Price/SF	\$413.19	\$357.37	\$360.72
Sell/List Ratio	99.0%	131.0%	122.1%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202510910	202511045	202510475
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	54 Cadiz Bay	134 Robindale Road	617 Coventry Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1976	OL / 1949	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1380 SF	796 SF	1097 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco	Brick	Stucco, Wood Shingle
Fireplace(s)	Stone	Brick Facing	
Fireplace Fuel	Gas	Wood	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl Plank	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Flooring, Furn	
Features	Air Conditioning-Central, Monitored Alarm, Pool, inground,	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dryer, Garage door opener, Garage door opener remote(s),	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window
Parking	Single Attached, Front Drive Access, Paved Driveway	Double Attached	Front Drive Access, Parking Pad
Lot Shape			
Frontage	66 SF	0 SF	66 SF
Depth	161 SF	0 SF	264 SF
Site Influence	Fenced, Landscaped patio, No Back Lane	Fenced, Landscaped deck	Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,098.58/ 24	\$3,971.79/2024	\$4,178.87/ 24
List Price	\$499,900	\$399,900	\$379,900
List Price/SF	\$362.25	\$502.39	\$346.31
Sold Price	\$460,000	\$387,500	\$465,000
Sold Price/SF	\$333.33	\$486.81	\$423.88
Sell/List Ratio	92.0%	96.9%	122.4%
DOM	10	9	8



Status	Sold	Sold	Sold
MLS® #	202511198	202510222	202505358
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	18 Tillbrook Place	533 Berkley Street	59 THE BRIDLE Path
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 1976	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	2200 SF	1006 SF	1450 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Brick, Stucco, Wood Siding	Stucco
Fireplace(s)	Glass Door, Heatilator/Fan	Stone	Stone
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring	Bathroom, Furnace, Roof Coverings
Features	Balcony - One, Bar wet, Ceiling Fan, Deck, Garburator, Heat	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace,
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached, Garage door opener, Insulated, Oversized,	Front Drive Access	Double Attached, Insulated
Lot Shape	Pie Shaped	Normal	Normal
Frontage	0 SF	50 SF	103 SF
Depth	0 SF		
Site Influence	Cul-De-Sac, Fenced, Golf Nearby, Landscaped deck,	Fenced, Landscape, Landscaped deck, No Back Lane, Shopping	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,868.90/2024	\$3,643.99/2024	\$4,512.03/ 24
List Price	\$1,095,000	\$319,900	\$479,900
List Price/SF	\$497.73	\$317.99	\$330.97
Sold Price	\$1,265,000	\$420,000	\$517,500
Sold Price/SF	\$575.00	\$417.50	\$356.90
Sell/List Ratio	115.5%	131.3%	107.8%
DOM	9	7	6



Status	Sold	Sold	Sold
MLS® #	202510152	202509627	202509998
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	871 Charleswood Road	533 Charleswood Road	2 Hunterspoint Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1982	/ 1984
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1020 SF	2043 SF	2253 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Cedar, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)		Brick Facing	Stone
Fireplace Fuel		Wood	Wood
Flooring	Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Other remarks	Flooring, Furnace, Other remarks	Bathroom, Flooring, Furnace, Other
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Double Detached	Double Attached	Double Attached
Lot Shape		Normal	Irregular
Frontage	60 SF	60 SF	61 SF
Depth	165 SF	177 SF	110 SF
Site Influence	Fenced, Golf Nearby, No Back Lane, Playground Nearby,	Fenced, Landscaped deck, Landscaped patio, No Back	Corner, Fenced, Landscaped deck, No Back Lane, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,713.49/2024	\$5,335.89/ 24	\$5,076.94/2024
List Price	\$419,900	\$559,900	\$529,900
List Price/SF	\$411.67	\$274.06	\$235.20
Sold Price	\$450,000	\$639,000	\$512,000
Sold Price/SF	\$441.18	\$312.78	\$227.25
Sell/List Ratio	107.2%	114.1%	96.6%
DOM	10	9	47



Status	Sold	Sold	Sold
MLS® #	202509736	202509941	202503670
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	70 Mayfield Crescent	744 Haney Street	4921 Eldridge Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1972	OL / 1969
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2368 SF	1329 SF	1128 SF
Fin Basement	88.26 M2/950 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Gas		
Flooring	Tile, Wood	Laminate, Wood	Tile, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Kitchen, Roof, Windows	Addition, Bathroom, Electrical, Flooring, Kitchen, Windows	Basement, Bathroom, Electrical, Flooring, Kitchen, Windows
Features	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace, Main Bath, Laundry, Walk-in Closets, Water Softener	Air Conditioning-Central, Bar wet, Closet Organizers, Garburator, Laundry, Walk-in Closets	Air Conditioning-Central, High-Efficiency Furnace, Main Bath, Laundry, Walk-in Closets
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Toaster, Vacuum, Water Filter	Alarm system, Blinds, Dishwasher, Dryer, Fridge -	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Front Drive Access, Insulated garage door, Off-street parking	Double Detached, Front Drive Access, Heated, Insulated, Off-street parking	Double Detached, Garage door opener, Heated, Insulated, Paved Off-street parking
Lot Shape			Normal
Frontage		60 SF	59 SF
Depth		164 SF	203 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Park/reserve, Paved	Golf Nearby, Landscape, No Back Lane, Park/reserve,	No Back Lane, Park/reserve, Paved Street, Treed Lot
Heating	Forced Air	Forced Air	Forced Air, Infloor
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,686.96/ 24	\$4,488.52/ 24	\$4,085.50/2024
List Price	\$779,900	\$474,900	\$499,900
List Price/SF	\$329.35	\$357.34	\$443.17
Sold Price	\$827,070	\$500,000	\$545,000
Sold Price/SF	\$349.27	\$376.22	\$483.16
Sell/List Ratio	106.0%	105.3%	109.0%
DOM	6	9	7



Status	Sold	Sold	Sold
MLS® #	202508902	202509417	202509473
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	38 Norlorne Drive	74 Norlorne Drive	3441 Beiko Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 1979	OL / 1983
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Bungalow
Living Area	1558 SF	1128 SF	1575 SF
Fin Basement	18.58 M2/200 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Composite, Stucco	Brick, Brick & Siding, Stucco
Fireplace(s)	Stone	Corner	Brick Facing
Fireplace Fuel		Wood	Wood
Flooring	Vinyl	Wall-to-wall carpet, Laminate	Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Kitchen, Roof Coverings, V	Flooring, Furnace, Windows	Bathroom, Kitchen, Other remarks, \
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Closet Organizers, Garburator,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer	Alarm system, Bar Fridge, Dishwasher, Dryer, Freezer,
Parking	Double Detached, Front Drive Access, Garage door opener,	Single Attached	Double Attached, Paved Driveway
Lot Shape	Normal		Normal
Frontage		54 SF	60 SF
Depth		100 SF	110 SF
Site Influence	Fenced, Golf Nearby, Park/reserve, Paved Street,	Landscaped deck, No Back Lane, Paved Street	Corner, Golf Nearby, Landscape, No Back Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,126.66/2024	\$3,786.28/2024	\$5,098.22/ 24
List Price	\$419,900	\$399,900	\$599,900
List Price/SF	\$269.51	\$354.52	\$380.89
Sold Price	\$450,000	\$451,888	\$640,000
Sold Price/SF	\$288.83	\$400.61	\$406.35
Sell/List Ratio	107.2%	113.0%	106.7%
DOM	7	10	9



Status	Sold	Sold	Sold
MLS® #	202509614	202509097	202509257
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	726 Community Row	98 Epsom Crescent	575 Municipal Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1981	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1076 SF	1249 SF	1952 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Stucco	Stucco
Fireplace(s)		Glass Door	Other - See remarks
Fireplace Fuel		Wood	Electric
Flooring	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete, See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Flo		Other remarks, Windows
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency		Air Conditioning-Central, Closet Organizers, Cook Top, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access, No Garage, Parking Pad	Single Attached, Front Drive Access	Double Attached
Lot Shape	Normal		Normal
Frontage	60 SF	50 SF	46 SF
Depth	120 SF	131 SF	160 SF
Site Influence	Fenced, Flat Site, No Back Lane, Park/reserve, Paved	Landscape, Landscaped patio, Shopping Nearby	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,465.48/ 24	\$4,047.00/2024	\$6,571.65/2024
List Price	\$429,900	\$349,900	\$665,000
List Price/SF	\$399.54	\$280.14	\$340.68
Sold Price	\$429,900	\$450,000	\$720,000
Sold Price/SF	\$399.54	\$360.29	\$368.85
Sell/List Ratio	100.0%	128.6%	108.3%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202509104	202508593	202508705
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	784 Harstone Road	534 Buckingham Road	119 Woodfield Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1954	OL / 1953	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	970 SF	2100 SF	1161 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Crawl space, Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Aluminum Siding	Stone, Wood Siding	Vinyl
Fireplace(s)	Corner	Brick Facing	
Fireplace Fuel	Electric	Gas	
Flooring	Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Exterior, Flooring, Windows	Basement, Bathroom, Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar dry, Deck, Garburator,	Air Conditioning-Central, Closet Organizers, Deck, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Freezer, Garage door opener remote(s),
Parking	Single Detached, Front Drive Access, Oversized, Other	Double Attached	Single Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		
Frontage	105 SF	75 SF	40 SF
Depth	193 SF	254 SF	105 SF
Site Influence	Fenced, Landscaped patio, Other/remarks, Park/reserve,	Vegetable Garden, Golf Nearby, Landscaped deck, Playground	Fenced, Golf Nearby, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,842.60/ 24	\$5,181.80/ 24	\$3,626.15/ 24
List Price	\$424,900	\$649,900	\$424,900
List Price/SF	\$438.04	\$309.48	\$365.98
Sold Price	\$515,000	\$650,000	\$458,000
Sold Price/SF	\$530.93	\$309.52	\$394.49
Sell/List Ratio	121.2%	100.0%	107.8%
DOM	6	8	9



Status	Sold	Sold	Sold
MLS® #	202508594	202508441	202508446
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	3579 Beiko Avenue	531 Elmhurst Road	381 Glenbush Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1984	OL / 1957	OL / 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1321 SF	1208 SF	1674 SF
Fin Basement		0.00 M2/0 SF	153.29 M2/1,650 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick & Siding	Stone, Stucco
Fireplace(s)	Double-sided, Stone	Stove	Direct vent
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Windows	Bathroom, Kitchen, Other remarks	
Features	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Engineered Floor Joist,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Attached, Front Drive Access, Garage door opener,	Front Drive Access	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	52 SF	63 SF	50 SF
Depth	0 SF	190 SF	114 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Landscape, No Through Road	Fenced, Flat Site, Landscaped deck, No Back Lane,	Fenced, Flat Site, Low maintenance landscaped, No
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,721.74/ 24	\$3,459.49/ 24	\$7,358.00/ 24
List Price	\$499,900	\$439,800	\$884,000
List Price/SF	\$378.43	\$364.07	\$528.08
Sold Price	\$563,500	\$460,000	\$850,000
Sold Price/SF	\$426.57	\$380.79	\$507.77
Sell/List Ratio	112.7%	104.6%	96.2%
DOM	6	10	42



Status	Sold	Sold	Sold
MLS® #	202508101	202508359	202508214
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	115 Mayfield Crescent	111 Deerpark Drive	15 Woodview Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	/ 1986	OL / 1982
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2302 SF	1814 SF	1120 SF
Fin Basement	106.84 M2/1,150 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)	Insert	Brick Facing	Tile Facing
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen, Other remarks, Windows		Bathroom, Flooring, Furnace, Roof C
Features	Air Conditioning-Central, Laundry - Main Floor, No Smoking Home,	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See
Parking	Double Attached	Double Attached	Plug-In, Paved Driveway
Lot Shape	Normal		Normal
Frontage	60 SF	0 SF	42 SF
Depth	120 SF	0 SF	0 SF
Site Influence	Fenced, No Back Lane, Shopping Nearby	Fenced, Golf Nearby, Shopping Nearby, Public Transportation	Fenced, Landscaped patio, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,822.00/ 24	\$5,676.91/2024	\$3,598.72/2024
List Price	\$669,900	\$599,900	\$399,900
List Price/SF	\$291.01	\$330.71	\$357.05
Sold Price	\$715,000	\$612,000	\$484,000
Sold Price/SF	\$310.60	\$337.38	\$432.14
Sell/List Ratio	106.7%	102.0%	121.0%
DOM	8	12	7



Status	Sold	Sold	Sold
MLS® #	202508186	202508026	202507950
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	4634 Roblin Boulevard	361 Cathcart Street	717 Laxdal Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1974	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Split-3 Level	Bungalow
Living Area	1500 SF	1076 SF	1272 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)	Glass Door		Stone
Fireplace Fuel	Gas		Gas
Flooring	Laminate	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Windows	Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Cook Top, Deck, High-Efficiency Furnace, No Smoking Home,	Air Conditioning-Central, Deck, Garburator, Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access	Paved Driveway	Single Attached, Front Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	0 SF	0 SF	62 SF
Depth	0 SF	0 SF	119 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, Landscape, Landscaped	Golf Nearby, Landscaped patio, Paved Street, Playground	Fenced, Landscape, Landscaped deck, No Back Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,827.34/2024	\$3,614.74/2024	\$4,574.76/ 24
List Price	\$420,000	\$349,900	\$489,000
List Price/SF	\$280.00	\$325.19	\$384.43
Sold Price	\$380,000	\$335,000	\$555,000
Sold Price/SF	\$253.33	\$311.34	\$436.32
Sell/List Ratio	90.5%	95.7%	113.5%
DOM	17	7	6



Status	Sold	Sold	Sold
MLS® #	202505573	202506872	202507500
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	78 Buckle Drive	19 Buckle Drive	255 Haney Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1976	OL / 1976	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1268 SF	1737 SF	1053 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Concrete block	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)	Corner, Direct vent, Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Exterior, Floori	Bathroom, Other remarks, Roof Cov	Basement, Bathroom, Flooring, Kitch
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Hood Fan, Main floor full bathroom,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Double Detached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Normal	Irregular	Normal
Frontage	60 SF		100 SF
Depth	100 SF		118 SF
Site Influence	Fenced, Landscape, Other/remarks, Playground	Corner, No Back Lane, Playground Nearby, Shopping	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscape,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	None	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,633.19/2024	\$4,364.69/2024	\$4,373.83/2024
List Price	\$549,900	\$549,900	\$404,900
List Price/SF	\$433.68	\$316.58	\$384.52
Sold Price	\$582,500	\$549,900	\$390,000
Sold Price/SF	\$459.38	\$316.58	\$370.37
Sell/List Ratio	105.9%	100.0%	96.3%
DOM	8	10	7



Status	Sold	Sold	Sold
MLS® #	202507398	202507329	202507235
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	27 CARLOS Lane	221 Marlton Crescent	746 Buckingham Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1976	/ 1961	OL / 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1262 SF	1472 SF	1885 SF
Fin Basement	106.84 M2/1,150 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)			Insert
Fireplace Fuel			Electric, Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
Gds Included	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, See	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	No Garage	Single Attached	Double Attached
Lot Shape	Irregular	Normal	
Frontage	60 SF	82 SF	50 SF
Depth		165 SF	254 SF
Site Influence	Low maintenance landscaped, Landscaped patio, No Back	Landscape, Playground Nearby, Private Setting, Shopping	Fenced, No Back Lane, Paved Street, Shopping Nearby, Treed
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,597.42/ 24	\$3,318.69/2024	\$7,353.82/ 24
List Price	\$474,900	\$399,900	\$829,900
List Price/SF	\$376.31	\$271.67	\$440.27
Sold Price	\$470,000	\$300,000	\$858,000
Sold Price/SF	\$372.42	\$203.80	\$455.17
Sell/List Ratio	99.0%	75.0%	103.4%
DOM	12	7	6



Status	Sold	Sold	Sold
MLS® #	202506139	202505771	202505290
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	19 Savoy Crescent	40 Olinyk Cove	541 Fairmont Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	/ 1992	OL / 2000
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Bungalow
Living Area	1158 SF	2579 SF	2109 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stone, Stucco	Stucco
Fireplace(s)	Brick Facing	Stone, Tile Facing	Tile Facing
Fireplace Fuel	Wood	Gas	Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Flooring, Furnace, Kitcher		Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Bar dry, Deck, Garburator,	Air Conditioning-Central, Deck, Heat recovery ventilator, Laundry
Gds Included	Blinds, Refrigerator, Stove, Window Coverings	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Front Drive Access, Paved Driveway	Double Attached, Front Drive Access, Garage door opener	Triple Attached
Lot Shape	Normal		Normal
Frontage	60 SF	56 SF	80 SF
Depth	100 SF	112 SF	355 SF
Site Influence	Fenced, Paved Street, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscaped deck, Paved Street,	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,219.84/ 24	\$6,996.15/2024	\$8,172.02/2024
List Price	\$412,900	\$739,900	\$899,900
List Price/SF	\$356.56	\$286.89	\$426.70
Sold Price	\$412,900	\$820,000	\$850,000
Sold Price/SF	\$356.56	\$317.95	\$403.03
Sell/List Ratio	100.0%	110.8%	94.5%
DOM	15	8	46



Status	Sold	Sold	Sold
MLS® #	202506912	202506797	202506763
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	757 Pepperloaf Crescent	147 Robindale Road	244 Alcrest Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1997	/ 1946	/ 1983
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-4 Level
Living Area	2529 SF	768 SF	1882 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 6	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Other-Remarks, Stone, Stucco	Brick, Other-Remarks, Stucco
Fireplace(s)	Stone, Tile Facing		Brick Facing
Fireplace Fuel	Electric		Wood
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen		Bathroom, Furnace, Other remarks,
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, Exterior walls, 2x6",
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Double Attached	Single Detached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		
Frontage	92 SF	70 SF	59 SF
Depth	224 SF	174 SF	105 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Fenced, Landscape, Landscaped deck, Playground Nearby	Fenced, Golf Nearby, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$9,348.07/2024	\$2,987.28/ 24	\$5,194.60/2024
List Price	\$999,900	\$379,900	\$529,900
List Price/SF	\$395.37	\$494.66	\$281.56
Sold Price	\$1,288,000	\$482,555	\$529,900
Sold Price/SF	\$509.29	\$628.33	\$281.56
Sell/List Ratio	128.8%	127.0%	100.0%
DOM	10	7	13



Status	Sold	Sold	Sold
MLS® #	202506400	202506559	202506460
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	7 Hunterspoint Road	691 Pepperloaf Crescent	354 Lynbrook Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1981	/ 1963	OL / 1971
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Cab-Over	Bungalow
Living Area	1969 SF	1823 SF	956 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stone, Stucco	Stucco, Vinyl
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Bathroom, Other remarks,	Furnace, Kitchen, Roof Coverings
Features	Air Conditioning-Central, Deck, Sunroom	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener
Parking	Double Attached	Double Attached	Double Detached, Front Drive Access, Insulated, Oversized
Lot Shape		Irregular	
Frontage	50 SF	120 SF	0 SF
Depth	0 SF		0 SF
Site Influence	Fenced, Landscape, Landscaped deck, Private Yard, Shopping	Fenced, Flat Site, Golf Nearby, Low maintenance landscaped,	Landscaped deck, No Back Lane, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,258.84/2024	\$5,264.49/2024	\$3,465.48/ 24
List Price	\$599,900	\$519,900	\$369,900
List Price/SF	\$304.67	\$285.19	\$386.92
Sold Price	\$640,000	\$665,000	\$421,000
Sold Price/SF	\$325.04	\$364.78	\$440.38
Sell/List Ratio	106.7%	127.9%	113.8%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202505389	202506024	202506416
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	800 Elmhurst Road	6485 Betsworth Avenue	770 Harstone Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1972	OL / 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bi-Level
Living Area	1600 SF	859 SF	1670 SF
Fin Basement	148.64 M2/1,600 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 1 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)	Tile Facing		Brick Facing
Fireplace Fuel	Gas		Wood
Flooring	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl	Laminate, Tile
Foundation	Concrete	Concrete	Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Flooring	Kitchen, Roof Coverings, Windows	
Features	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,	Air Conditioning-Central, Microwave built in	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Front Drive Access, Paved Driveway	Double Attached
Lot Shape			
Frontage	68 SF	60 SF	55 SF
Depth	0 SF	100 SF	193 SF
Site Influence	Corner, Fenced, Low maintenance landscaped,	Corner, Landscape, Paved Street	Fenced, Fruit Trees/Shrubs, No Back Lane, Park/reserve, Private
Heating	Baseboard	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,339.82/2024	\$3,217.46/ 24	\$6,510.20/ 23
List Price	\$569,900	\$349,900	\$629,900
List Price/SF	\$356.19	\$407.33	\$377.19
Sold Price	\$612,000	\$385,000	\$625,000
Sold Price/SF	\$382.50	\$448.20	\$374.25
Sell/List Ratio	107.4%	110.0%	99.2%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202506200	202505839	202506009
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	577 Chalfont Road	150 Norlorne Drive	175 Woodfield Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1983	/ 1981	OL / 1982
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-4 Level
Living Area	1335 SF	1014 SF	1659 SF
Fin Basement	0.00 M2/0 SF	80.36 M2/865 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Stucco, Vinyl	Stone, Stucco, Wood Siding
Fireplace(s)	Corner, Glass Door, Stone	Corner	
Fireplace Fuel	Gas	Wood	
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Insulation, Wind	Flooring, Kitchen, Roof Coverings	
Features	Air Conditioning-Central, Closet Organizers, Deck, Hood Fan,	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Attached	Single Attached, Front Drive Access
Lot Shape	Normal		
Frontage	50 SF	50 SF	0 SF
Depth	100 SF	110 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, No Back	Fenced, Landscape	Landscape, Landscaped deck, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,043.46/2024	\$3,872.51/ 24	\$4,439.68/2024
List Price	\$529,900	\$459,900	\$479,900
List Price/SF	\$396.93	\$453.55	\$289.27
Sold Price	\$567,000	\$490,000	\$526,100
Sold Price/SF	\$424.72	\$483.23	\$317.12
Sell/List Ratio	107.0%	106.5%	109.6%
DOM	9	6	7



Status	Sold	Sold	Sold
MLS® #	202505919	202505719	202505696
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	864 Haney Street	6 Sanctuary Road	555 Dieppe Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1961	/ 1987	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1040 SF	2567 SF	1570 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 5 TBD: 5	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco	Cedar, Stone, Stucco	Composite, Stone, Stucco
Fireplace(s)	Tile Facing	Stone	Stone, Tile Facing
Fireplace Fuel	Gas	Gas	Gas, Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Deck, High-Efficiency Furnace, Hood Fan, Jetted Tub, No	Air Conditioning-Central, Closet Organizers, Heat recovery
Gds Included		Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener, Oversized
Lot Shape		Normal	Normal
Frontage	60 SF	60 SF	64 SF
Depth	160 SF	120 SF	366 SF
Site Influence	Country Residence, Fenced, Landscaped deck, Paved Street	Fenced, Landscaped patio, No Back Lane, Paved Street,	Fenced, Landscaped deck, Landscaped patio, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,157.84/ 24	\$6,684.93/ 25	\$6,903.43/2024
List Price	\$474,900	\$499,900	\$789,900
List Price/SF	\$456.63	\$194.74	\$503.12
Sold Price	\$478,000	\$675,000	\$790,000
Sold Price/SF	\$459.62	\$262.95	\$503.18
Sell/List Ratio	100.7%	135.0%	100.0%
DOM	8	5	10



Status	Sold	Sold	Sold
MLS® #	202505640	202503863	202504704
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	66 Woodchester Bay W	3495 Eldridge Avenue	23 McDowell Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1983	OL / 1978	OL / 1975
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1100 SF	1107 SF	1244 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	65.03 M2/700 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Brick, Cedar, Stucco	Brick, Other-Remarks, Stucco
Fireplace(s)	Brick Facing	Brick Facing, Insert	Stove
Fireplace Fuel	Gas	Electric	Wood
Flooring	Wall-to-wall carpet, Vinyl	Tile, Wood	Cork, Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Roof Coverings, Windows	Bathroom, Flooring, Insulation, Kitch	Bathroom, Kitchen, Roof Coverings,
Features	Air Conditioning-Central, Bar dry, Deck, Main floor full bathroom,	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Attached	Parking Pad, Paved Driveway, Rear Drive Access	Double Detached
Lot Shape	Normal	Normal	
Frontage	50 SF	28 SF	60 SF
Depth	111 SF	100 SF	122 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Landscaped deck, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,315.68/ 24	\$2,578.93/ 24	\$4,695.19/ 24
List Price	\$399,900	\$334,500	\$529,900
List Price/SF	\$363.55	\$302.17	\$425.96
Sold Price	\$400,000	\$411,000	\$529,900
Sold Price/SF	\$363.64	\$371.27	\$425.96
Sell/List Ratio	100.0%	122.9%	100.0%
DOM	5	6	7



Status	Sold	Sold	Sold
MLS® #	202505370	202505069	202504674
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	15 Cathurst Place	78 Ascot Bay	110 The Bridle Path
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1980	/ 1968	OL / 1982
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-3 Level	Two Storey
Living Area	2150 SF	1157 SF	1596 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Crawl space, Full	Full
Construction		Wood Frame	
Exterior	Composite, Stone, Stucco	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Insert		Stone
Fireplace Fuel	Electric		Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Roof Coverings,		
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Bar dry, Garburator, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Double Attached	Double Detached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Pie Shaped		
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, No	Fenced, Fruit Trees/Shrubs, Paved Lane, Playground Nearby,	Fenced, Landscape, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,011.43/2024	\$4,009.60/ 24	\$4,425.08/ 24
List Price	\$599,900	\$449,000	\$574,900
List Price/SF	\$279.02	\$388.07	\$360.21
Sold Price	\$650,000	\$465,000	\$550,000
Sold Price/SF	\$302.33	\$401.90	\$344.61
Sell/List Ratio	108.4%	103.6%	95.7%
DOM	10	8	11



Status	Sold	Sold	Sold
MLS® #	202504879	202503604	202504238
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	4 Hookway Crescent	18 Chiswell Cove	578 Elmhurst Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1989	/ 1990	OL / 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-3 Level
Living Area	1261 SF	2526 SF	1550 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Brick, Stucco	Stucco
Fireplace(s)	Tile Facing	Stone	Double-sided, Glass Door
Fireplace Fuel	Electric	Wood	Gas
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Window		Insulation, Other remarks, Roof Cov
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Hood Fan,	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	Air Conditioning-Central, Deck, Hot Tub, Jetted Tub
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Irregular	
Frontage	55 SF	51 SF	0 SF
Depth	113 SF	198 SF	0 SF
Site Influence	Corner, Playground Nearby, Shopping Nearby, Public	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby,	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,526.98/2024	\$7,123.09/2024	\$4,395.52/ 24
List Price	\$549,900	\$699,900	\$539,900
List Price/SF	\$436.08	\$277.08	\$348.32
Sold Price	\$545,300	\$761,018	\$640,578
Sold Price/SF	\$432.43	\$301.27	\$413.28
Sell/List Ratio	99.2%	108.7%	118.6%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202504562	202501303	202503411
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	104 Stockdale Street	6230 Roblin Boulevard	270 Laxdal Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	/ 2000	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1359 SF	1481 SF	1232 SF
Fin Basement	0.00 M2/0 SF		106.84 M2/1,150 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full, See remarks	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Stucco
Fireplace(s)		Direct vent, Heatilator/Fan	
Fireplace Fuel		Gas	
Flooring	Laminate	Wall-to-wall carpet, Tile, Vinyl	Laminate
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Roof Coverings	
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Exterior walls, 2x6", Garburator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washers -	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Fridges - Two, Microwave, Stove, Window
Parking	Single Attached	Double Attached, Front & Rear Drive Access, Garage door	Front Drive Access, Plug-In
Lot Shape	Normal		Normal
Frontage	56 SF	50 SF	
Depth	100 SF	150 SF	
Site Influence	Fenced, Golf Nearby, Landscape, No Back Lane,	Fenced, Golf Nearby, Paved Lane, Landscaped deck,	Fenced, Flat Site, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,830.36/ 24	\$4,739.37/2024	\$5,266.39/ 24
List Price	\$419,555	\$499,900	\$524,900
List Price/SF	\$308.72	\$337.54	\$426.06
Sold Price	\$408,000	\$515,000	\$499,900
Sold Price/SF	\$300.22	\$347.74	\$405.76
Sell/List Ratio	97.2%	103.0%	95.2%
DOM	22	10	20



Status	Sold	Sold	Sold
MLS® #	202504150	202503642	202502613
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	39 Buckle Drive	3624 Eldridge Avenue	445 Scotswood Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1970	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Two Storey
Living Area	1120 SF	1168 SF	2248 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full, Walkout
Construction			
Exterior	Wood Siding	Stucco, Wood Siding	Metal, Stone, Stucco
Fireplace(s)	Brick Facing	Free-standing	Glass Door, Heatilator/Fan, Tile Faci
Fireplace Fuel	Gas	Electric	Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Electrical, Insulation	Flooring, Furnace, Kitchen, Other rei	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Balcony - One, Bar wet, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Garage door opener, Heated, Insulated,	Single Detached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Insulated
Lot Shape		Normal	
Frontage	0 SF	65 SF	52 SF
Depth	0 SF	112 SF	115 SF
Site Influence	Landscaped deck, Playground Nearby	Fenced, Landscaped deck, Other/remarks, Playground	Fenced, Landscaped deck, Paved Street, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air, Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,064.84/2024	\$4,275.20/2024	\$8,721.45/ 24
List Price	\$479,900	\$459,900	\$869,900
List Price/SF	\$428.48	\$393.75	\$386.97
Sold Price	\$533,100	\$551,000	\$835,000
Sold Price/SF	\$475.98	\$471.75	\$371.44
Sell/List Ratio	111.1%	119.8%	96.0%
DOM	5	8	65



Status	Sold	Sold	Sold
MLS® #	202503222	202503594	202503318
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	580 Community Row	753 Oakdale Drive	785 Buckingham Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1971	OL / 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Raised Bungalow
Living Area	1120 SF	898 SF	1759 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco, Vinyl	Stone, Vinyl
Fireplace(s)			Stone
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Insulation, Plur	
Features	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, Deck, Heat recovery
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Single Detached	Double Attached, Heated, Insulated
Lot Shape		Normal	
Frontage	65 SF	55 SF	50 SF
Depth	168 SF	120 SF	244 SF
Site Influence	Fenced, Flat Site, No Back Lane, Private Yard	Vegetable Garden, Landscaped patio, No Back Lane, Playground	Fenced, Landscaped deck, Landscaped patio
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,179.87/2024	\$3,661.81/2024	\$8,046.19/2024
List Price	\$429,900	\$389,900	\$879,900
List Price/SF	\$383.84	\$434.19	\$500.23
Sold Price	\$423,000	\$447,840	\$900,000
Sold Price/SF	\$377.68	\$498.71	\$511.65
Sell/List Ratio	98.4%	114.9%	102.3%
DOM	16	7	8



Status	Sold	Sold	Sold
MLS® #	202503311	202501680	202502962
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	78 The Bridle Path	15 Inverary Bay	150 Woodfield Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1981	OL / 1984	OL / 1982
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Split-4 Level
Living Area	1522 SF	2079 SF	1565 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 1 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Wood Siding	Brick, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Free-standing	Stone	Stone
Fireplace Fuel	Electric	Wood	Wood
Flooring	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen, Other remarks	Flooring, Furnace, Roof Coverings	Basement, Bathroom, Flooring, Furn
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Front Drive Access	Double Attached, Garage door opener, Insulated, Paved	Parking Pad, Plug-In
Lot Shape		Pie Shaped	Normal
Frontage	50 SF	0 SF	45 SF
Depth	132 SF	0 SF	110 SF
Site Influence	Fenced, Landscaped patio, Paved Street, Playground	Cul-De-Sac, Landscape, No Through Road, Paved Street,	Fenced, Vegetable Garden, Golf Nearby, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,985.00/ 24	\$5,194.14/2024	\$4,118.79/2024
List Price	\$434,900	\$564,900	\$424,900
List Price/SF	\$285.74	\$271.72	\$271.50
Sold Price	\$435,000	\$711,000	\$500,150
Sold Price/SF	\$285.81	\$341.99	\$319.58
Sell/List Ratio	100.0%	125.9%	117.7%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202502707	202502433	202501704
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	873 Laxdal Road	387 Elmhurst Road	27 Dallinger Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1972	OL / 1977	OL / 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1262 SF	1236 SF	2253 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stone, Stucco, Vinyl	Composite, Stone, Stucco
Fireplace(s)	Glass Door	Tile Facing	
Fireplace Fuel	Electric	Electric	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Other remarks,	Bathroom, Furnace, Kitchen, Other r	
Features	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Front Drive Access	Single Attached, Front Drive Access, Oversized	Double Attached, Front Drive Access, Garage door opener, Irregular
Lot Shape		Normal	
Frontage	59 SF	58 SF	52 SF
Depth	119 SF	115 SF	134 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, No Back	Fenced, Landscape, Landscaped deck, Paved Street, Shopping	Fenced, Landscaped patio, No Back Lane, No Through Road,
Heating	Forced Air	Forced Air	Forced Air, Infloor
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,023.50/2024	\$4,278.28/ 24	\$6,988.15/ 24
List Price	\$389,900	\$499,900	\$799,900
List Price/SF	\$308.95	\$404.45	\$355.04
Sold Price	\$330,000	\$492,000	\$790,000
Sold Price/SF	\$261.49	\$398.06	\$350.64
Sell/List Ratio	84.6%	98.4%	98.8%
DOM	17	7	30



Status	Sold	Sold	Sold
MLS® #	202501073	202501269	202509220
Area/Neighbr	1G/Charleswood	1G/Charleswood	1G/Charleswood
Address	9 Robindale Road	39 Carlotta Crescent	620 Hilton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1978	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	782 SF	2392 SF	1882 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)		Insert	Double-sided, Stone
Fireplace Fuel		Gas	Wood
Flooring	Wood	Wall-to-wall carpet, Laminate	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings, Windows	Kitchen
Features	Ceiling Fan, Deck, Main floor full bathroom	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Jetted Tub, Main floor full bathroom, No Dishwasher, Dryer, Garage door opener, Garage door opener
Gds Included	Refrigerator, Stove	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Single Detached, Front Drive Access	Double Attached	Double Attached, Double Detached, Front Drive Access
Lot Shape	Normal		
Frontage	78 SF	0 SF	
Depth	160 SF	0 SF	
Site Influence	Fenced, Golf Nearby, Landscaped deck, No Back	Golf Nearby, Landscaped patio, Park/reserve, Paved Street,	Corner, Fenced, Low maintenance landscaped, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,611.24/ 24	\$5,398.35/ 24	\$5,938.32/2024
List Price	\$324,900	\$614,900	\$675,000
List Price/SF	\$415.47	\$257.07	\$358.66
Sold Price	\$310,000	\$590,000	\$675,000
Sold Price/SF	\$396.42	\$246.66	\$358.66
Sell/List Ratio	95.4%	96.0%	100.0%
DOM	3	34	6



Status	Sold	Sold	Sold
MLS® #	202513254	202503534	202515548
Area/Neighbr	1G/Charleswood	1G/Charleswood	1H/Westdale
Address	62 Civic Street	3609 Batchelor Avenue	170 Cullen Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1988	OL / 1987	/ 1971
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round		Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2051 SF	1238 SF	970 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)	Brick Facing	Stone	
Fireplace Fuel	Wood	Gas	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank, Woc
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Partly
Features		Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, No Alarm system, Blinds, Dishwasher, Dryer, Garage door
Gds Included			
Parking	Double Attached	Double Attached	Single Detached, Front Drive Access, Garage door opener, Normal
Lot Shape			
Frontage	0 SF	0 SF	60 SF
Depth	0 SF	0 SF	105 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Fenced	Fruit Trees/Shrubs
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,608.83/ 24	\$5,057.13/ 24	\$4,165.47/ 25
List Price	\$650,000	\$530,000	\$379,900
List Price/SF	\$316.92	\$428.11	\$391.65
Sold Price	\$650,000	\$530,000	\$485,700
Sold Price/SF	\$316.92	\$428.11	\$500.72
Sell/List Ratio	100.0%	100.0%	127.8%
DOM	0	0	6



Status	Sold	Sold	Sold
MLS® #	202515311	202514326	202513934
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	162 Joynson Crescent	228 Joynson Crescent	81 Kestrel Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	/ 2018	/ 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1198 SF	1655 SF	2121 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Vinyl	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Double Attached	Double Attached	Double Attached, Insulated
Lot Shape		Normal	Pie Shaped
Frontage	40 SF	38 SF	33 SF
Depth	115 SF	100 SF	137 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, No Back	Fenced, Flat Site, Landscaped deck, Landscaped patio,	Fenced, Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,186.96/ 24	\$4,532.66/ 25	\$5,480.00/2024
List Price	\$499,900	\$579,900	\$649,900
List Price/SF	\$417.28	\$350.39	\$306.41
Sold Price	\$537,500	\$570,000	\$649,900
Sold Price/SF	\$448.66	\$344.41	\$306.41
Sell/List Ratio	107.5%	98.3%	100.0%
DOM	9	12	9



Status	Sold	Sold	Sold
MLS® #	202513811	202513735	202513765
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	26 Cadiz Bay	256 Cullen Drive	19 Hofsted Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1976	OL / 1973	OL / 2018
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bi-Level	Two Storey
Living Area	924 SF	848 SF	2053 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 1 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Composite, Stucco
Fireplace(s)		Stone	Insert
Fireplace Fuel		Wood	Electric
Flooring	Wood	Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Windows	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Garburator, No Smoking Home	Deck, High-Efficiency Furnace, Laundry - Second Floor, No
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Alarm system, Dishwasher, Dryer, Refrigerator, Storage	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Parking	Front Drive Access, No Garage	Front Drive Access	Double Attached
Lot Shape		Normal	Normal
Frontage	0 SF	0 SF	44 SF
Depth	0 SF	0 SF	110 SF
Site Influence	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscaped deck, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,754.82/2024	\$3,351.11/2025	\$5,431.36/ 24
List Price	\$419,900	\$289,900	\$649,000
List Price/SF	\$454.44	\$341.86	\$316.12
Sold Price	\$435,000	\$327,000	\$716,000
Sold Price/SF	\$470.78	\$385.61	\$348.76
Sell/List Ratio	103.6%	112.8%	110.3%
DOM	7	8	7



Status	Sold	Sold	Sold
MLS® #	202513591	202513586	202513014
Area/Neighbr	1H/Charleswood	1H/Westdale	1H/Charleswood
Address	10 Kowalsky Crescent	163 Hammond Road	73 Kestrel Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2016	OL / 1970	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2024 SF	800 SF	1263 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 0 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Composite, Stone, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)	Direct vent		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Vinyl	Laminate, Vinyl, Wood	Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features			Air Conditioning-Central, Heat recovery ventilator,
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Detached	Double Attached
Lot Shape			
Frontage	0 SF	0 SF	38 SF
Depth	0 SF	0 SF	148 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Landscaped	Landscaped deck, Paved Street, Playground Nearby, Shopping	Fenced, Low maintenance landscaped, Landscaped patio, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,186.56/2024	\$3,193.04/2025	\$4,077.28/ 24
List Price	\$740,000	\$334,900	\$549,900
List Price/SF	\$365.61	\$418.63	\$435.39
Sold Price	\$740,000	\$310,000	\$565,073
Sold Price/SF	\$365.61	\$387.50	\$447.41
Sell/List Ratio	100.0%	92.6%	102.8%
DOM	0	28	7



Status	Sold	Sold	Sold
MLS® #	202511252	202512742	202511497
Area/Neighbr	1H/Charleswood	1H/Westdale	1H/Charleswood
Address	82 Bergman Crescent	63 Collingham Bay	32 Evenwood Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1974	/ 1971
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	948 SF	1028 SF	1008 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Wood Siding	Brick & Siding, Stucco	Stucco
Fireplace(s)	Brick Facing	Tile Facing	
Fireplace Fuel	Wood	Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace	Bathroom
Features	Accessibility Access, Accessibility Features – See	High-Efficiency Furnace, Main floor full bathroom, Microwave	Air Conditioning-Central, No Smoking Home, Porch
Gds Included	Dryer, Freezer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Carport	Front Drive Access, Parking Pad, Plug-In	Single Detached, Garage door opener, Parking Pad, Plug-In,
Lot Shape	Normal	Normal	Pie Shaped
Frontage	33 SF	60 SF	29 SF
Depth	160 SF	100 SF	100 SF
Site Influence	Accessibility Access, No Back Lane, Park/reserve, Paved	Fenced, Flat Site, Park/reserve, Playground Nearby, Public	Fenced, Vegetable Garden, Paved Lane, Paved Street,
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,740.47/ 24	\$3,920.16/ 24	\$2,690.99/2024
List Price	\$299,900	\$399,900	\$299,900
List Price/SF	\$316.35	\$389.01	\$297.52
Sold Price	\$351,500	\$410,000	\$285,000
Sold Price/SF	\$370.78	\$398.83	\$282.74
Sell/List Ratio	117.2%	102.5%	95.0%
DOM	12	14	7



Status	Sold	Sold	Sold
MLS® #	202511493	202510691	202510632
Area/Neighbr	1H/Westdale	1H/Charleswood	1H/Charleswood
Address	27 O'Brien Crescent	107 Yellow Rail Crescent	179 Joynson Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1966	OL / 2022	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1850 SF	1661 SF	1440 SF
Fin Basement	0.00 M2/0 SF		102.19 M2/1,100 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stone, Stucco	Stone, Stucco
Fireplace(s)	Stone		Other - See remarks
Fireplace Fuel	Wood		Electric
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Ceiling Fan, Cook Top, No Pet Home,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryers - Two, Garage door opener,
Parking	Front Drive Access, No Garage, Paved Driveway	Double Attached, Front Drive Access	Double Attached, Insulated
Lot Shape	Normal	Normal	
Frontage	60 SF	40 SF	0 SF
Depth	95 SF	106 SF	0 SF
Site Influence	Fenced, Landscape, Landscaped patio, No Back Lane, No Through	Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,459.57/ 24	\$4,850.41/2024	\$5,248.56/2024
List Price	\$529,900	\$649,900	\$609,000
List Price/SF	\$286.43	\$391.27	\$422.92
Sold Price	\$515,000	\$638,000	\$685,000
Sold Price/SF	\$278.38	\$384.11	\$475.69
Sell/List Ratio	97.2%	98.2%	112.5%
DOM	13	8	6



Status	Sold	Sold	Sold
MLS® #	202510365	202507919	202509323
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Westdale
Address	10 Shepton Bay	167 Joynson Crescent	50 Lavenham Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	/ 2019	OL / 1969
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Two Storey
Living Area	1130 SF	1851 SF	1076 SF
Fin Basement			0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Crawl space	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco	Stone, Stucco, Vinyl	Stucco, Wood Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings	Basement	
Features	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access	Double Attached	Front Drive Access, Parking Pad, Paved Driveway
Lot Shape	Normal		
Frontage	55 SF	42 SF	0 SF
Depth	100 SF	115 SF	0 SF
Site Influence	Fenced, Landscape, Park/reserve, Playground	Fenced, Golf Nearby, Low maintenance landscaped,	Low maintenance landscaped, Landscape, No Back Lane, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,523.73/ 24	\$5,365.80/2024	\$2,485.67/ 24
List Price	\$309,900	\$624,800	\$299,900
List Price/SF	\$274.25	\$337.55	\$278.72
Sold Price	\$405,000	\$624,800	\$325,000
Sold Price/SF	\$358.41	\$337.55	\$302.04
Sell/List Ratio	130.7%	100.0%	108.4%
DOM	9	7	6



Status	Sold	Sold	Sold
MLS® #	202508164	202509056	202508233
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	1 Jasmine Close	7 Alora Cove	4 Kelly Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	OL / 2024	OL / 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1056 SF	1496 SF	2284 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame		
Exterior	Stucco, Vinyl	Stucco	Composite, Stone, Stucco
Fireplace(s)			Stone
Fireplace Fuel			Gas
Flooring	Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Insulation, Kitchen, Roof Coverings,		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Detached, Front Drive Access, Garage door opener,	Double Attached	Double Attached, Front Drive Access, Paved Driveway
Lot Shape	Pie Shaped	Normal	
Frontage	70 SF	36 SF	42 SF
Depth	116 SF	131 SF	0 SF
Site Influence	Corner, Cul-De-Sac, Fenced, Flat Site, Low maintenance	Cul-De-Sac, No Back Lane, No Through Road, Paved Street,	Corner, Fenced, Landscape, Landscaped deck, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,999.99/2024	\$1,593.59/ 24	\$5,541.47/ 24
List Price	\$349,900	\$579,900	\$799,900
List Price/SF	\$331.34	\$387.63	\$350.22
Sold Price	\$355,000	\$560,000	\$789,000
Sold Price/SF	\$336.17	\$374.33	\$345.45
Sell/List Ratio	101.5%	96.6%	98.6%
DOM	12	21	1



Status	Sold	Sold	Sold
MLS® #	202508493	202508391	202507722
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	6679 Betsworth Avenue	84 McKellar Drive	34 Kowalsky Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 2018	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Two Storey
Living Area	900 SF	1599 SF	1649 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco, Wood Siding	Composite, Stone, Stucco	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche		Basement, Bathroom
Features	Deck, Hood Fan, Main floor full bathroom, No Pet Home, No	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Refrigerator, Storage Shed, Stove	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Front Drive Access	Double Detached	Double Attached, Front Drive Access, Garage door opener, Pie Shaped
Lot Shape			
Frontage	55 SF	0 SF	40 SF
Depth	100 SF	0 SF	140 SF
Site Influence	Landscape, No Back Lane, Park/reserve, Paved Street,	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Flat Site, Landscape, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,379.00/2024	\$4,212.22/2024	\$4,587.90/ 24
List Price	\$379,900	\$559,900	\$679,900
List Price/SF	\$422.11	\$350.16	\$412.31
Sold Price	\$367,500	\$557,500	\$660,000
Sold Price/SF	\$408.33	\$348.66	\$400.24
Sell/List Ratio	96.7%	99.6%	97.1%
DOM	61	7	42



Status	Sold	Sold	Sold
MLS® #	202504603	202507673	202507494
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	115 Lismer Crescent	112 McKellar Drive	7 Cassowary Lane
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 2018	/ 2022
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1060 SF	1648 SF	2182 SF
Fin Basement	74.32 M2/800 SF	55.74 M2/600 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Concrete and steel	Wood Frame
Exterior	Brick	Aluminum Siding, Stone, Stucco	Stone, Stucco
Fireplace(s)			Glass Door, Tile Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled	Electrical, Flooring, Furnace, Window	Basement, Bathroom	Exterior, Kitchen
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Central Exhaust, Closet	Hood Fan, Laundry - Main Floor, Patio, Smoke Detectors, Sump
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Front Drive Access, Oversized	Double Detached, Garage door opener, Heated, Insulated garage	Single Attached, Front Drive Access, Plug-In
Lot Shape	Normal	Normal	
Frontage	60 SF	36 SF	0 SF
Depth	105 SF	101 SF	0 SF
Site Influence	Landscape, Landscaped deck, No Back Lane, Park/reserve,	Fenced, Flat Site, Back Lane, Low maintenance landscaped,	Cul-De-Sac, Fenced, Vegetable Garden, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,044.17/ 24	\$4,212.22/2023	\$4,866.37/2024
List Price	\$378,900	\$619,900	\$739,000
List Price/SF	\$357.45	\$376.15	\$338.68
Sold Price	\$450,000	\$619,900	\$720,000
Sold Price/SF	\$424.53	\$376.15	\$329.97
Sell/List Ratio	118.8%	100.0%	97.4%
DOM	7	15	59



Status	Sold	Sold	Sold
MLS® #	202506867	202506598	202505316
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	196 Zimmerman Drive	3 Munnion Road	79 Dedrick Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	OL / 2018	OL / 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2053 SF	2422 SF	2104 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Composite, Stone, Stucco	Stone, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)		Direct vent, Stone	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, See remarks, Vir	Tile, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Basement
Features	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Deck, Dog run	Air Conditioning-Central, Ceiling Fan, Deck, Exterior walls, 2x6", Alarm system, Dishwasher, Dryer, Garage door opener,
Gds Included			
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Pie Shaped
Frontage	36 SF	52 SF	28 SF
Depth		115 SF	176 SF
Site Influence	No Back Lane, Other/remarks, Playground Nearby, Shopping	Corner, Flat Site	Fenced, Flat Site, Golf Nearby, Landscape, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2025	\$7,560.59/2024	\$5,829.00/ 24
List Price	\$648,800	\$799,900	\$659,900
List Price/SF	\$316.03	\$330.26	\$313.64
Sold Price	\$647,535	\$790,000	\$659,900
Sold Price/SF	\$315.41	\$326.18	\$313.64
Sell/List Ratio	99.8%	98.8%	100.0%
DOM	27	1	11



Status	Sold	Sold	Sold
MLS® #	202506237	202506154	202506005
Area/Neighbr	1H/Charleswood	1H/Westdale	1H/Westdale
Address	49 Sparrowhawk Place	799 Dale Boulevard	15 Kettering Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	OL / 1970	OL / 1973
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Bungalow
Living Area	1802 SF	1224 SF	840 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Crawl space	Full
Construction			
Exterior	Other-Remarks	Stucco	Stucco, Wood Siding
Fireplace(s)	Insert		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Vinyl, Vinyl Plank
Foundation	Piled	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace	Bathroom, Flooring, Furnace, Kitche
Features	Deck, Heat recovery ventilator, Hood Fan, Laundry - Second	Air Conditioning-Central, High-Efficiency Furnace, Smoke Refrigerator	Air Conditioning-Central, High-Efficiency Furnace, Main Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Gds Included			Front Drive Access
Parking	Double Attached, Garage door opener, Insulated garage door	No Garage	
Lot Shape	Pie Shaped	Normal	Normal
Frontage	40 SF	36 SF	0 SF
Depth		100 SF	0 SF
Site Influence	Flat Site, No Back Lane, Private Yard, Shopping Nearby	Back Lane, Low maintenance landscaped, Landscape, Not	Fenced, Paved Street, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2024	\$2,560.00/2024	\$2,605.73/2024
List Price	\$646,800	\$259,000	\$324,900
List Price/SF	\$358.93	\$211.60	\$386.79
Sold Price	\$635,250	\$257,000	\$344,900
Sold Price/SF	\$352.52	\$209.97	\$410.60
Sell/List Ratio	98.2%	99.2%	106.2%
DOM	1	30	5



Status	Sold	Sold	Sold
MLS® #	202506017	202505908	202505809
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Westdale
Address	27 Yellow Rail Crescent	715 Dale Boulevard	59 Alder Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 1970	OL / 1972
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Bungalow	Bungalow
Living Area	1614 SF	1148 SF	1101 SF
Fin Basement	65.03 M2/700 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full, Partial	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco, Wood Siding	Brick, Stucco, Wood Siding
Fireplace(s)	Insert	Free-standing, Stone	Stone
Fireplace Fuel	Electric	Electric, Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Kitchen, Other remarks, F	Roof Coverings, Windows
Features	Heat recovery ventilator, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Hood Fan, Jetted Tub, Main floor full
Gds Included		Alarm system, Dryer, Microwave, Refrigerator, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Double Detached	Double Detached
Lot Shape	Normal	Normal	Pie Shaped
Frontage	40 SF	56 SF	68 SF
Depth	115 SF	100 SF	0 SF
Site Influence	Fenced, Flat Site, Landscape, Landscaped patio, Playground	Fenced, Paved Lane, Park/reserve, Public Swimming	Fenced, Vegetable Garden, No Back Lane, Paved Street, Treed
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,052.22/2024	\$3,753.45/2024	\$4,008.15/2024
List Price	\$695,000	\$399,900	\$399,900
List Price/SF	\$430.61	\$348.34	\$363.22
Sold Price	\$687,500	\$430,000	\$447,000
Sold Price/SF	\$425.96	\$374.56	\$405.99
Sell/List Ratio	98.9%	107.5%	111.8%
DOM	22	9	7



Status	Sold	Sold	Sold
MLS® #	202505674	202505361	202505369
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	54 Joynson Crescent	30 Camira Way	79 Joynson Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	/ 2021	/ 2018
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Raised Bungalow	Two Storey
Living Area	1840 SF	1892 SF	1645 SF
Fin Basement	0.00 M2/0 SF	162.58 M2/1,750 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Composite, Stone, Stucco	Stone, Stucco
Fireplace(s)		Stone	
Fireplace Fuel		Electric, Gas	
Flooring	Wall-to-wall carpet, Laminate	Tile, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Completely	Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Bar wet, Cook Top, Deck, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Triple Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	
Frontage	0 SF	57 SF	43 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced	Fenced, Lakefront, Lake View, Low maintenance landscaped,	Fenced, No Back Lane, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,800.00/ 20	\$8,118.28/2024	\$4,775.48/2024
List Price	\$596,900	\$1,289,000	\$599,900
List Price/SF	\$324.40	\$681.29	\$364.68
Sold Price	\$607,000	\$1,235,000	\$595,000
Sold Price/SF	\$329.89	\$652.75	\$361.70
Sell/List Ratio	101.7%	95.8%	99.2%
DOM	7	6	5



Status	Sold	Sold	Sold
MLS® #	202504466	202504725	202504471
Area/Neighbr	1H/Charleswood	1H/Westdale	1H/Charleswood
Address	117 Kowalsky Crescent	94 Harwood Crescent	23 Watson Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	/ 1974	OL / 1965
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	2030 SF	824 SF	1767 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick, Stucco	Wood Siding
Fireplace(s)			Stove
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Metal
Remodelled		Flooring, Furnace, Kitchen, Other rei	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Porch
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Attached, Front Drive Access, Garage door opener	Single Detached	Single Attached
Lot Shape		Pie Shaped	Normal
Frontage	40 SF	0 SF	0 SF
Depth	115 SF	0 SF	0 SF
Site Influence	Fenced, Flat Site, Low maintenance landscaped,	Fenced, Back Lane, Landscaped deck, Landscaped patio,	Fenced, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,262.77/2024	\$2,880.97/2024	\$3,934.86/ 24
List Price	\$694,500	\$319,900	\$459,900
List Price/SF	\$342.12	\$388.23	\$260.27
Sold Price	\$676,000	\$353,850	\$450,000
Sold Price/SF	\$333.00	\$429.43	\$254.67
Sell/List Ratio	97.3%	110.6%	97.8%
DOM	34	8	23



Status	Sold	Sold	Sold
MLS® #	202504612	202504408	202503694
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Westdale
Address	13 Sparrowhawk Place	45 Kestrel Way	5 Kettering Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	/ 2020	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	2094 SF	2146 SF	840 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Composite, Stone, Stucco	Brick, Stucco	Stucco
Fireplace(s)	Heatilator/Fan		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Vinyl	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Attached	Double Attached, Front Drive Access	Front Drive Access
Lot Shape	Normal	Pie Shaped	
Frontage	40 SF	41 SF	
Depth	131 SF	143 SF	
Site Influence	No Back Lane, Other/remarks, Playground Nearby, Shopping	Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back	Fenced, Park/reserve, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2025	\$5,723.31/ 24	\$2,614.46/ 24
List Price	\$696,888	\$669,900	\$334,900
List Price/SF	\$332.80	\$312.16	\$398.69
Sold Price	\$693,000	\$687,000	\$330,000
Sold Price/SF	\$330.95	\$320.13	\$392.86
Sell/List Ratio	99.4%	102.6%	98.5%
DOM	0	10	8



Status	Sold	Sold	Sold
MLS® #	202503023	202501989	202502670
Area/Neighbr	1H/Westdale	1H/Westdale	1H/Westdale
Address	186 Cullen Drive	56 Evenwood Crescent	5 Deerfield Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1971	OL / 1972
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1005 SF	1040 SF	1012 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 2 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Other-Remarks, Stucco, Wood Siding
Fireplace(s)	Direct vent, Tile Facing		
Fireplace Fuel	Gas		
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank	See remarks, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Electrical	Flooring, Kitchen, Roof Coverings, V	Furnace, Other remarks, Windows
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Garburator, High-Efficiency Furnace, Hood Fan, Main floor
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dryer, Fridges - Two, Garage door opener, Stove, Washer,
Parking	Double Detached	Parking Pad, Plug-In, Rear Drive Access	Double Detached, Front Drive Access, Garage door opener, Irregular
Lot Shape			
Frontage	59 SF	33 SF	0 SF
Depth	105 SF	100 SF	0 SF
Site Influence	Fenced, Playground Nearby, Private Yard, Shopping Nearby,	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Fruit Trees/Shrubs, Landscape, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,951.16/2024	\$2,542.00/2024	\$4,156.39/ 24
List Price	\$359,900	\$299,999	\$389,000
List Price/SF	\$358.11	\$288.46	\$384.39
Sold Price	\$435,000	\$299,900	\$375,000
Sold Price/SF	\$432.84	\$288.37	\$370.55
Sell/List Ratio	120.9%	100.0%	96.4%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202502671	202502091	202501325
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	51 Alora Cove	91 Joynson Crescent	35 Dedrick Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	OL / 2018	OL / 2022
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1861 SF	1823 SF	1205 SF
Fin Basement	0.00 M2/0 SF	59.64 M2/642 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco, Vinyl, Wood Siding	Stucco	Stone, Stucco, Vinyl
Fireplace(s)			Stone
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl	Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,	Ceiling Fan, Heat recovery ventilator, High-Efficiency
Gds Included		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Double Attached	Double Attached, Paved Driveway	Double Attached, Paved Driveway
Lot Shape		Pie Shaped	Normal
Frontage	0 SF	44 SF	43 SF
Depth	0 SF	144 SF	109 SF
Site Influence	Cul-De-Sac, No Back Lane, Other/remarks, Shopping	Fenced, Landscape, Landscaped deck, Private Setting	Golf Nearby, Landscape, Paved Street, Private Yard, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,616.72/2023	\$5,328.03/2024	\$4,333.90/2024
List Price	\$619,900	\$749,900	\$524,900
List Price/SF	\$333.10	\$411.35	\$435.60
Sold Price	\$612,500	\$740,000	\$567,000
Sold Price/SF	\$329.12	\$405.92	\$470.54
Sell/List Ratio	98.8%	98.7%	108.0%
DOM	35	3	6



Status	Sold	Sold	Sold
MLS® #	202500475	202500227	202500981
Area/Neighbr	1H/Charleswood	1H/Westdale	1H/Charleswood
Address	7 Creemans Crescent	159 Hammond Road	109 Kowalsky Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 1967	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2323 SF	815 SF	2285 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Brick & Siding, Stucco	Stone, Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Central Exhaust, Closet Organizers,	Air Conditioning-Central, Closet Organizers, Main floor full	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Triple Attached, Tandem Garage, Front Drive Access, Paved	Double Detached, Front Drive Access, Garage door opener	Double Attached, Garage door opener
Lot Shape	Pie Shaped	Normal	
Frontage	0 SF	56 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Landscape, Landscaped deck, No Back Lane, No Through	Fenced, Landscape, No Back Lane, Paved Street, Playground	Fenced, Landscaped deck, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,991.16/2024	\$3,789.03/2024	\$5,550.33/2024
List Price	\$889,800	\$419,900	\$684,900
List Price/SF	\$383.04	\$515.21	\$299.74
Sold Price	\$858,500	\$427,000	\$680,000
Sold Price/SF	\$369.57	\$523.93	\$297.59
Sell/List Ratio	96.5%	101.7%	99.3%
DOM	50	3	7



Status	Sold	Sold	Sold
MLS® #	202500812	202500477	202427952
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Charleswood
Address	116 Kestrel Way	293 Zimmerman Drive	35 Alora Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2019	/ 2024	/ 2024
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1891 SF	1649 SF	2208 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, See remarks, Vir
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Exterior walls, 2x6", Heat recovery ventilator,	Closet Organizers, Exterior walls, 2x6", Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener		
Parking	Double Attached	Single Attached, Oversized, Paved Driveway	Double Attached
Lot Shape		Pie Shaped	
Frontage	0 SF		0 SF
Depth	0 SF		0 SF
Site Influence	Landscape, Landscaped patio, No Back Lane, Shopping Nearby	Corner, Flat Site, Golf Nearby, Paved Street, Playground	Cul-De-Sac, Not Landscaped, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,031.55/ 24	\$0.00/ 0	\$0.00/ 24
List Price	\$619,800	\$524,900	\$699,900
List Price/SF	\$327.76	\$318.31	\$316.98
Sold Price	\$605,000	\$520,000	\$670,000
Sold Price/SF	\$319.94	\$315.34	\$303.44
Sell/List Ratio	97.6%	99.1%	95.7%
DOM	30	8	21



Status	Sold	Sold	Sold
MLS® #	202424358	202509267	202508127
Area/Neighbr	1H/Charleswood	1H/Charleswood	1H/Westdale
Address	263 Zimmerman Drive	53 McCrindle Bay	29 Sparrow Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2024	OL / 2023	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1541 SF	1827 SF	1020 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Other/remarks, Wood Frame	Wood Frame	
Exterior	Other-Remarks, Stucco, Wood Siding	Composite, Stucco	Brick, Cedar, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, See remarks	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Central Exhaust, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Closet Organizers, Heat recovery	
Gds Included	Garage door opener, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Single Attached	Double Attached, Front Drive Access, Paved Driveway	Front Drive Access
Lot Shape	Normal	Normal	
Frontage	28 SF	39 SF	0 SF
Depth	148 SF	0 SF	0 SF
Site Influence	No Back Lane, Other/remarks, Playground Nearby	Fenced, Paved Lane, Landscape, Landscaped patio,	Fenced, Landscaped deck, Public Swimming Pool, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$100.00/ 24	\$1,447.02/2024	\$2,354.26/2024
List Price	\$505,069	\$634,900	\$290,000
List Price/SF	\$327.75	\$347.51	\$284.31
Sold Price	\$495,881	\$635,000	\$290,000
Sold Price/SF	\$321.79	\$347.56	\$284.31
Sell/List Ratio	98.2%	100.0%	100.0%
DOM	99	1	0



Status	Sold	Sold	Sold
MLS® #	202500068	202511471	202513712
Area/Neighbr	1J/Fort Garry	1J/Fort Garry	1J/East Fort Garry
Address	918 Merriam Boulevard	821 Somerset Avenue	913 Wicklow Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	/ 1922	OL / 1953
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	1110 SF	901 SF	1426 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete, Wood Frame
Exterior	Stone, Stucco	Stucco, Wood Siding	Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings	
Features	Air Conditioning-Central, Main floor full bathroom, Pool,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Porch	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Single Detached	Single Detached, Garage door opener	Unpaved Driveway
Lot Shape	Normal	Normal	Pie Shaped
Frontage	40 SF	40 SF	41 SF
Depth	116 SF	122 SF	0 SF
Site Influence	Fenced, Landscape, Landscaped deck, Paved Street	Golf Nearby, Shopping Nearby, Public Transportation	Cul-De-Sac, Golf Nearby, No Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,421.86/ 24	\$2,339.74/2024	\$4,063.76/2024
List Price	\$464,900	\$299,900	\$455,000
List Price/SF	\$418.83	\$332.85	\$319.07
Sold Price	\$515,000	\$320,000	\$435,000
Sold Price/SF	\$463.96	\$355.16	\$305.05
Sell/List Ratio	110.8%	106.7%	95.6%
DOM	0	8	4



Status	Sold	Sold	Sold
MLS® #	202513062	202512796	202511512
Area/Neighbr	1J/East Fort Garry	1J/Fort Garry	1J/Wildwood
Address	51 Riverside Drive	861 Waterford Avenue	136 Wildwood C Park
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1929	OL / 1953	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Bungalow	Two Storey
Living Area	1307 SF	873 SF	1152 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	19.51 M2/210 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Wood Siding	Stone, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Electrical, Flooring, Furn:		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main	
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached	Double Detached	Double Detached
Lot Shape		Normal	Normal
Frontage	45 SF	50 SF	0 SF
Depth	0 SF	116 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Lane, Playground	Golf Nearby, Back Lane, Park/reserve, Paved Street,	Flat Site, Golf Nearby, Paved Lane, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,012.78/2024	\$3,912.67/2024	\$4,141.17/ 24
List Price	\$379,900	\$349,900	\$499,800
List Price/SF	\$290.67	\$400.80	\$433.85
Sold Price	\$515,000	\$375,000	\$541,136
Sold Price/SF	\$394.03	\$429.55	\$469.74
Sell/List Ratio	135.6%	107.2%	108.3%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202511232	202510960	202510571
Area/Neighbr	1J/Wildwood	1J/East Fort Garry	1J/East Fort Garry
Address	144 Wildwood C Park	921 Merriam Boulevard	818 Kebir Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1947	OL / 1946	/ 1957
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	One and a Half	Split-4 Level
Living Area	2124 SF	1387 SF	1491 SF
Fin Basement	34.56 M2/372 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Vinyl	Stone, Wood Siding
Fireplace(s)	Stone	Insert	Brick Facing
Fireplace Fuel	Gas, Wood	Electric	Wood
Flooring	Tile, Vinyl Plank, Wood	Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Metal	Shingle	Shingle
Remodelled	Addition, Completely, Electrical, Insu	Basement, Electrical	
Features		Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Microwave, Stove, Washer, Window
Parking	Single Detached, Oversized	Single Detached	Front & Rear Drive Access, No Garage
Lot Shape	Normal		
Frontage	60 SF	0 SF	53 SF
Depth	120 SF	0 SF	119 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Paved Street	Fenced, Golf Nearby, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,418.56/2024	\$3,879.67/2025	\$4,008.83/2024
List Price	\$699,900	\$344,900	\$399,900
List Price/SF	\$329.52	\$248.67	\$268.21
Sold Price	\$840,000	\$387,000	\$420,000
Sold Price/SF	\$395.48	\$279.02	\$281.69
Sell/List Ratio	120.0%	112.2%	105.0%
DOM	7	10	8



Status	Sold	Sold	Sold
MLS® #	202510005	202509607	202509067
Area/Neighbr	1J/East Fort Garry	1J/East Fort Garry	1J/Wildwood
Address	856 Holly Avenue	50 Fletcher Crescent	162 Wildwood Park
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1958	OL / 1953	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Two Storey
Living Area	1936 SF	1100 SF	1575 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full, See remarks
Construction	Wood Frame	Concrete, Wood Frame	Wood Frame
Exterior	Wood Siding	Brick & Siding, Stucco	Metal, Stucco
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Gas		
Flooring	Tile, Wood	Laminate, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Basement, Exterior, Other remarks		
Features	Air Conditioning-Central, Deck, Hot Tub		Air Conditioning-Central, Ceiling Fan, Greenhouse,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,		Dishwasher, Dryer, Fridges - Two, Storage Shed, Stove,
Parking	Double Detached	Single Detached	Parking Pad
Lot Shape	Normal		Normal
Frontage	48 SF	0 SF	60 SF
Depth	120 SF	0 SF	120 SF
Site Influence	Fenced, Playground Nearby, Private Yard	Fruit Trees/Shrubs, Landscape, No Back Lane, Shopping	Fenced, Golf Nearby, Landscape, Park/reserve,
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,189.46/2024	\$4,388.00/2024	\$4,643.53/2024
List Price	\$499,900	\$455,900	\$459,900
List Price/SF	\$258.21	\$414.45	\$292.00
Sold Price	\$630,000	\$430,000	\$455,000
Sold Price/SF	\$325.41	\$390.91	\$288.89
Sell/List Ratio	126.0%	94.3%	98.9%
DOM	6	46	7



Status	Sold	Sold	Sold
MLS® #	202508813	202508985	202508660
Area/Neighbr	1J/East Fort Garry	1J/East Fort Garry	1J/East Fort Garry
Address	54 Bathgate Bay	854 Oakenwald Avenue	708 Riverwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	/ 1920	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1180 SF	1200 SF	1168 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Stucco, Vinyl
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Wood	Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Insulation, Other remarks, Roof Cov	
Features	Air Conditioning-Central, Sump Pump	Deck, Microwave built in, Pool Equipment, Pool, inground,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dryer, Microwave, Storage Shed, Stove, Washer,
Parking	Double Detached, Insulated	Double Detached, Rear Drive Access	Front Drive Access, Parking Pad, Paved Driveway
Lot Shape			Normal
Frontage	0 SF	50 SF	0 SF
Depth	0 SF	101 SF	0 SF
Site Influence	Fenced, Landscape, Private Yard	Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Flat Site, Golf Nearby, Back Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,216.28/2024	\$3,922.99/2024	\$3,747.33/2024
List Price	\$464,900	\$379,900	\$299,900
List Price/SF	\$393.98	\$316.58	\$256.76
Sold Price	\$460,000	\$370,000	\$300,000
Sold Price/SF	\$389.83	\$308.33	\$256.85
Sell/List Ratio	98.9%	97.4%	100.0%
DOM	8	23	15



Status	Sold	Sold	Sold
MLS® #	202508177	202507011	202506550
Area/Neighbr	1J/East Fort Garry	1J/East Fort Garry	1J/East Fort Garry
Address	878 Crescent Drive	840 Southwood Avenue	945 Somerville Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	/ 1951	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and a Half	One and Three Quarters
Living Area	900 SF	1520 SF	1342 SF
Fin Basement	74.32 M2/800 SF	0.00 M2/0 SF	37.16 M2/400 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	3/4, Crawl space
Construction			Wood Frame
Exterior	Stucco	Stucco	Cedar, Vinyl, Wood Shingle
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl, Concrete
Foundation	Concrete	Concrete	Shingle
Roof	Shingle	Shingle	
Remodelled		Flooring, Insulation, Other remarks	Bathroom
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Single Detached, Front Drive Access, Garage door opener,	Single Detached	Single Detached, Garage door opener, Oversized
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	50 SF	60 SF
Depth		117 SF	96 SF
Site Influence	Golf Nearby, Park/reserve, Playground Nearby, Private	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Fenced, Flat Site, Back Lane, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,811.70/ 25	\$4,770.37/2024	\$2,876.44/ 24
List Price	\$489,900	\$449,900	\$399,900
List Price/SF	\$544.33	\$295.99	\$297.99
Sold Price	\$565,000	\$520,000	\$392,000
Sold Price/SF	\$627.78	\$342.11	\$292.10
Sell/List Ratio	115.3%	115.6%	98.0%
DOM	9	8	4



Status	Sold	Sold	Sold
MLS® #	202505289	202505204	202504617
Area/Neighbr	1J/Fort Garry	1J/Wildwood	1J/East Fort Garry
Address	802 North Drive	536 Oakenwald Avenue	627 Manchester Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	OL / 1947	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1532 SF	840 SF	1182 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Vinyl	Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Glass Door		Corner, Stone
Fireplace Fuel	Electric		Gas
Flooring	Wood	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled	Addition, Bathroom, Electrical, Floori	Flooring, Other remarks	Bathroom, Kitchen, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, No Smoking Home
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Oversized, Parking Pad,	Double Detached, Garage door opener, Insulated garage door,	Double Detached
Lot Shape	Irregular	Normal	
Frontage	50 SF	54 SF	
Depth	101 SF	100 SF	
Site Influence	Corner, Fenced, Golf Nearby, Landscaped patio,	Fenced, Golf Nearby, Back Lane, Park/reserve, Playground	Fenced, Golf Nearby, Paved Lane, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,784.98/2024	\$3,623.00/ 24	\$4,529.49/2024
List Price	\$429,900	\$344,500	\$489,000
List Price/SF	\$280.61	\$410.12	\$413.71
Sold Price	\$481,000	\$403,000	\$550,000
Sold Price/SF	\$313.97	\$479.76	\$465.31
Sell/List Ratio	111.9%	117.0%	112.5%
DOM	7	7	6



Status	Sold	Sold	Sold
MLS® #	202504374	202504670	202503589
Area/Neighbr	1J/Fort Garry	1J/Fort Garry	1J/Fort Garry
Address	917 North Drive	9 Pheasant Street	26 Kenneth Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1955	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1069 SF	1197 SF	1718 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Vinyl	Stucco, Wood Siding
Fireplace(s)			Brick Facing, Glass Door
Fireplace Fuel			Gas
Flooring	Wood	Tile, Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext		Bathroom, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, High-Efficiency Furnace, Main	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Freezer, Microwave,
Parking	Double Detached, Front Drive Access	Double Detached, Front & Rear Drive Access, Garage door	Front Drive Access
Lot Shape			Reverse Pie
Frontage	70 SF	60 SF	0 SF
Depth	0 SF	116 SF	0 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby	Fenced, Back Lane, Landscaped patio, Playground Nearby,	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,948.33/ 24	\$4,343.84/2024	\$4,366.21/ 24
List Price	\$419,900	\$399,900	\$474,900
List Price/SF	\$392.80	\$334.09	\$276.43
Sold Price	\$445,000	\$514,000	\$460,000
Sold Price/SF	\$416.28	\$429.41	\$267.75
Sell/List Ratio	106.0%	128.5%	96.9%
DOM	5	6	8



Status	Sold	Sold	Sold
MLS® #	202503321	202503285	202502227
Area/Neighbr	1J/East Fort Garry	1J/Fort Garry	1J/East Fort Garry
Address	950 Windermere Avenue	970 Crescent Drive	807 Somerset Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1925	OL / 1953	OL / 1924
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and Three Quarters
Living Area	1672 SF	720 SF	1464 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	3/4	Full, See remarks
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Composite	Stucco
Fireplace(s)	Other - See remarks		Brick Facing, Other - See remarks
Fireplace Fuel	Wood		See remarks
Flooring	Laminate, Tile, Vinyl, Wood	Laminate	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Electrical, Flooring, Furn:		Bathroom, Electrical, Furnace, Kitch:
Features	Air Conditioning-Central, Bar dry, Central Exhaust, Deck,	Closet Organizers, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Garburator, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Single Attached, Single Detached, Front Drive Access,	Double Detached	Double Detached, Garage door opener, Plug-In
Lot Shape		Normal	Normal
Frontage	63 SF	0 SF	60 SF
Depth	95 SF	0 SF	122 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Park/reserve,	Fenced, Back Lane, Paved Street, Shopping Nearby, Public	Fenced, Vegetable Garden, Golf Nearby, Paved Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,101.88/2024	\$3,460.81/2023	\$4,050.22/ 24
List Price	\$599,900	\$320,000	\$389,900
List Price/SF	\$358.79	\$444.44	\$266.33
Sold Price	\$620,000	\$297,500	\$465,000
Sold Price/SF	\$370.81	\$413.19	\$317.62
Sell/List Ratio	103.4%	93.0%	119.3%
DOM	9	9	11



Status	Sold	Sold	Sold
MLS® #	202502624	202427054	202515720
Area/Neighbr	1J/East Fort Garry	1J/East Fort Garry	1Jw/West Fort Garry
Address	728 Riverwood Avenue	664 Riverwood Avenue	45 Brisbane Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 2018	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	Bungalow
Living Area	1154 SF	2518 SF	1132 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 4 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stone, Stucco	Brick, Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Tile, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Electrical, Exterior, Furnace		
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Balcony - One, Central Exhaust, Cook	
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryers - Two, Garage door opener, Garage	
Parking	Single Detached	Double Attached	Front Drive Access
Lot Shape		Normal	Normal
Frontage	50 SF	50 SF	
Depth	117 SF	117 SF	
Site Influence	Fenced, Golf Nearby, Landscape, Park/reserve,	Back Lane, Landscaped deck, Park/reserve, Playground	Flat Site, Landscaped patio, Park/reserve
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,140.01/ 24	\$6,206.77/2024	\$3,809.88/ 25
List Price	\$399,800	\$899,900	\$379,900
List Price/SF	\$346.45	\$357.39	\$335.60
Sold Price	\$515,000	\$868,500	\$400,000
Sold Price/SF	\$446.27	\$344.92	\$353.36
Sell/List Ratio	128.8%	96.5%	105.3%
DOM	9	66	10



Status	Sold	Sold	Sold
MLS® #	202515417	202515009	202514977
Area/Neighbr	1Jw/West Fort Garry	1Jw/West Fort Garry	1Jw/West Fort Garry
Address	12 Jupiter Bay	1144 Parker Avenue	60 Maybank Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	OL / 1910	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1280 SF	1100 SF	1330 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Partial	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Vinyl	Vinyl, Wood Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl Plank	Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen, Roof Co'		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main Fan, In-Law Suite, Sump Pump, Alarm system, Blinds, Dishwasher, Dryer, Microwave, Breezeway, Carport, Front Drive Access, Paved Driveway		
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Microwave, Breezeway, Carport, Front Drive Access, Paved Driveway		
Parking	Carport, Front Drive Access, Plug-In	Single Attached, Front Drive Access, Insulated garage door	Breezeway, Carport, Front Drive Access, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	61 SF	50 SF	52 SF
Depth	107 SF		115 SF
Site Influence	Fenced, Landscape, No Back Lane, Shopping Nearby, Public	Fenced, Back Lane, Landscaped deck, Playground Nearby,	Fenced, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,071.79/2024	\$3,199.63/ 24	\$4,767.81/ 24
List Price	\$349,900	\$319,900	\$449,900
List Price/SF	\$273.36	\$290.82	\$338.27
Sold Price	\$432,000	\$391,144	\$485,000
Sold Price/SF	\$337.50	\$355.59	\$364.66
Sell/List Ratio	123.5%	122.3%	107.8%
DOM	7	6	8



Status	Sold	Sold	Sold
MLS® #	202513908	202507570	202510257
Area/Neighbr	1Jw/West Fort Garry	1Jw/West Fort Garry	1Jw/Fort Garry
Address	10 Neptune Bay	1462 Mars Drive	1433 Somerville Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1963	/ 1960	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1382 SF	948 SF	1040 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)		Stone	Insert
Fireplace Fuel		Wood	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Furnace, Roof Coverings	
Features	Air conditioning wall unit, Air Conditioning-Central, Main floor	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Main floor full bathroom, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Single Detached	Single Detached, Garage door opener, Heated, Insulated	Double Detached, Front Drive Access, Insulated, Oversized,
Lot Shape	Normal	Normal	
Frontage	61 SF	58 SF	54 SF
Depth	120 SF	113 SF	120 SF
Site Influence	Fenced, No Back Lane, No Through Road, Playground	Vegetable Garden, Landscape, Playground Nearby, Private Yard,	Corner, Fenced, Landscape, No Back Lane, Playground Nearby,
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,040.78/ 24	\$3,907.45/2024	\$4,014.35/ 24
List Price	\$299,900	\$379,000	\$399,900
List Price/SF	\$217.00	\$399.79	\$384.52
Sold Price	\$350,000	\$425,000	\$480,000
Sold Price/SF	\$253.26	\$448.31	\$461.54
Sell/List Ratio	116.7%	112.1%	120.0%
DOM	6	8	8



Status	Sold	Sold	Sold
MLS® #	202510038	202509055	202507846
Area/Neighbr	1Jw/West Fort Garry	1Jw/West Fort Garry	1Jw/West Fort Garry
Address	1157 Somerville Avenue	1111 Somerville Avenue	12 Mercury Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	/ 1946	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	700 SF	986 SF	1048 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space	Crawl space	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Wood
Flooring	Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen	Kitchen, Other remarks, Roof Coveri
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Bar dry, Main floor full bathroom, No
Gds Included	Microwave, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	No Garage	Single Detached, Oversized	Single Detached, Front Drive Access
Lot Shape		Normal	
Frontage	0 SF	46 SF	64 SF
Depth	0 SF	100 SF	107 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscape, Playground Nearby,	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Landscaped patio, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,042.65/2023	\$2,255.11/ 24	\$3,947.96/ 24
List Price	\$249,900	\$319,900	\$399,800
List Price/SF	\$357.00	\$324.44	\$381.49
Sold Price	\$245,500	\$371,111	\$461,000
Sold Price/SF	\$350.71	\$376.38	\$439.89
Sell/List Ratio	98.2%	116.0%	115.3%
DOM	17	9	9



Status	Sold	Sold	Sold
MLS® #	202506208	202506057	202506093
Area/Neighbr	1Jw/West Fort Garry	1Jw/West Fort Garry	1Jw/West Fort Garry
Address	1305 Windermere Avenue	1131 Byng Place	1030 Howard Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	/ 1954	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	991 SF	980 SF	720 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick	Stucco, Wood Siding	Vinyl
Fireplace(s)			Other - See remarks
Fireplace Fuel			See remarks
Flooring	Wood	Wall-to-wall carpet, Tile, Wood	Laminate, See remarks, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Completely, Furnace, Kitc	
Features	Air Conditioning-Central, Barbecue, built in,	Air Conditioning-Central, High-Efficiency Furnace, Pool,	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	
Parking	Double Detached	Single Detached	Single Detached
Lot Shape		Normal	
Frontage	0 SF	50 SF	45 SF
Depth	0 SF	122 SF	
Site Influence	Fenced, Vegetable Garden, Back Lane, Paved Lane, Landscape,	Fenced, Landscaped deck, Landscaped patio, Playground	Fenced, Vegetable Garden, Back Lane, Landscaped patio
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,509.64/2024	\$4,630.00/2024	\$2,720.53/2024
List Price	\$400,000	\$399,900	\$282,900
List Price/SF	\$403.63	\$408.06	\$392.92
Sold Price	\$400,000	\$451,000	\$270,000
Sold Price/SF	\$403.63	\$460.20	\$375.00
Sell/List Ratio	100.0%	112.8%	95.4%
DOM	0	5	49



Status	Sold	Sold	Sold
MLS® #	202504641	202504002	202500150
Area/Neighbr	1Jw/West Fort Garry	1Jw/West Fort Garry	1Jw/West Fort Garry
Address	37 Jupiter Bay	1117 Windermere Avenue	1 Saturn Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1964	OL / 1921	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	1080 SF	700 SF	1095 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Wood Siding	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Kitchen, Roof C		Windows
Features	Air Conditioning-Central, Closet Organizers, Heat recovery	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dryer, Freezer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Double Detached, Front Drive Access, Garage door opener,	No Garage, Rear Drive Access	Carport
Lot Shape	Pie Shaped		Normal
Frontage	0 SF	50 SF	56 SF
Depth	0 SF	120 SF	119 SF
Site Influence	Landscape, Playground Nearby, Private Yard, Shopping Nearby,	Fenced, Flat Site, Back Lane	Corner
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,447.15/2024	\$2,600.27/2024	\$3,750.68/2024
List Price	\$435,000	\$249,900	\$369,900
List Price/SF	\$402.78	\$357.00	\$337.81
Sold Price	\$560,000	\$230,000	\$370,000
Sold Price/SF	\$518.52	\$328.57	\$337.90
Sell/List Ratio	128.7%	92.0%	100.0%
DOM	8	39	8



Status	Sold	Sold	Sold
MLS® #	202426999	202514839	202515242
Area/Neighbr	1Jw/West Fort Garry	1K/Fort Richmond	1K/Fort Richmond
Address	1026 Waller Avenue	874 Kilkenny Drive	7 Baldry Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1937	OL / 1986	/ 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey Split	Split-3 Level
Living Area	676 SF	2601 SF	1258 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Partial	Crawl space, Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Composite	Stone, Stucco, Vinyl
Fireplace(s)		Brick Facing	Insert
Fireplace Fuel		Gas, Wood	Electric
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Bathroom, Kitchen	Bathroom, Exterior, Other remarks, F	Bathroom, Garage, Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Garburator, High-Efficiency	Air Conditioning-Central, Deck, No Smoking Home, Pool
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached	Double Attached	Single Detached, Front Drive Access, Paved Driveway
Lot Shape		Normal	
Frontage	50 SF	63 SF	60 SF
Depth	102 SF	199 SF	0 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby,	Landscaped deck, No Back Lane, Private Setting, Riverfront,	Fenced, Landscape, No Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,383.26/ 23	\$6,865.47/2024	\$4,819.20/ 24
List Price	\$344,900	\$879,000	\$499,900
List Price/SF	\$510.21	\$337.95	\$397.38
Sold Price	\$325,000	\$1,016,000	\$535,000
Sold Price/SF	\$480.77	\$390.62	\$425.28
Sell/List Ratio	94.2%	115.6%	107.0%
DOM	47	2	10



Status	Sold	Sold	Sold
MLS® #	202510760	202514727	202514230
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	942 Greencrest Avenue	608 Dalhousie Drive	11 Grimston Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1999	OL / 1974	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Two Storey
Living Area	800 SF	1065 SF	1612 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Brick Facing	Glass Door, Stone
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Windows		
Features	Air Conditioning-Central, Central Exhaust, Heat recovery	High-Efficiency Furnace, Hood Fan, Main floor full bathroom,	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Single Attached	Single Attached
Lot Shape	Normal	Normal	Normal
Frontage	33 SF	62 SF	60 SF
Depth	130 SF	0 SF	110 SF
Site Influence	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Fenced, Vegetable Garden, Back Lane, Landscape, Playground	Fenced, Landscape, Playground Nearby, Private Yard
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,546.50/2024	\$4,337.08/2024	\$5,169.33/2025
List Price	\$449,000	\$438,000	\$449,900
List Price/SF	\$561.25	\$411.27	\$279.09
Sold Price	\$420,000	\$418,888	\$542,011
Sold Price/SF	\$525.00	\$393.32	\$336.24
Sell/List Ratio	93.5%	95.6%	120.5%
DOM	7	9	6



Status	Sold	Sold	Sold
MLS® #	202513956	202512962	202509586
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	94 Newcastle Road	12 Bromley Place	71 Loyola Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1974	OL / 1968
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bi-Level
Living Area	1176 SF	1625 SF	804 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 6	BDA: 4 TBD: 4	BDA: 1 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 3 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Brick, Stucco	Stucco, Vinyl
Fireplace(s)	Glass Door	Brick Facing	
Fireplace Fuel	Electric	Wood	
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Cork, Wall-to-wall carpet, Laminate
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Windows	Bathroom	Furnace, Kitchen
Features	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Dryer, Fridges - Two, Stove, Washer	Blinds, Dryer, Garage door opener, Microwave, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Front Drive Access	Double Attached	Single Detached, Oversized
Lot Shape		Irregular	Normal
Frontage	0 SF	61 SF	58 SF
Depth	0 SF		
Site Influence	Landscape	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Vegetable Garden,	Fenced, Landscape, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,871.70/2024	\$4,715.26/2024	\$4,365.15/ 25
List Price	\$449,900	\$475,000	\$374,900
List Price/SF	\$382.57	\$292.31	\$466.29
Sold Price	\$444,500	\$535,333	\$410,000
Sold Price/SF	\$377.98	\$329.44	\$509.95
Sell/List Ratio	98.8%	112.7%	109.4%
DOM	7	9	8



Status	Sold	Sold	Sold
MLS® #	202509160	202512924	202512899
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	622 Avila Avenue	14 Rutgers Bay	51 Prestwood Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1965	/ 1966	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1240 SF	1200 SF	1844 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Crawl space
Construction	Wood Frame		
Exterior	Brick, Stucco	Stone, Vinyl	Stucco, Wood Shingle
Fireplace(s)		Direct vent	
Fireplace Fuel		Gas	
Flooring	Laminate, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Tile, Wood
Foundation	Concrete	Concrete	Piled
Roof	Shingle	Shingle	See remarks
Remodelled	Bathroom, Flooring, Furnace, Kitche		Bathroom, Furnace, Kitchen, Roof C
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	No Pet Home, No Smoking Home
Gds Included	Blinds, Dryer, Freezer, Fridges - Two, Garage door opener,	Dishwasher, Dryer, Freezer, Fridges - Two, See remarks,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Detached, Garage door opener, Rear Drive Access	Double Detached	Single Attached, Front Drive Access
Lot Shape	Normal		Irregular
Frontage	50 SF	55 SF	54 SF
Depth	130 SF	110 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Landscape, Playground Nearby,	Vegetable Garden, Landscape, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Landscape, Shopping Nearby, Baseboard, Forced Air
Heating	Forced Air	Forced Air	Electric
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,195.67/2024	\$4,205.76/2024	\$4,544.00/2025
List Price	\$449,000	\$419,900	\$469,900
List Price/SF	\$362.10	\$349.92	\$254.83
Sold Price	\$430,000	\$419,900	\$469,900
Sold Price/SF	\$346.77	\$349.92	\$254.83
Sell/List Ratio	95.8%	100.0%	100.0%
DOM	10	9	10



Status	Sold	Sold	Sold
MLS® #	202512800	202511678	202511007
Area/Neighbr	1K/University Heights	1K/Fort Richmond	1K/Fort Richmond
Address	43 Agassiz Drive	59 mcmasters Road	632 Patricia Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	/ 1965	OL / 1965
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Bungalow
Living Area	1350 SF	1721 SF	1323 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 6	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Brick & Siding, Stucco	Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	See remarks	Shingle	Shingle
Remodelled	Flooring	Bathroom, Kitchen, Windows	
Features	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Detached	Double Detached, Insulated
Lot Shape		Pie Shaped	Normal
Frontage	0 SF	61 SF	50 SF
Depth	0 SF		129 SF
Site Influence	Corner, Fenced, Low maintenance landscaped, No	Fenced, Vegetable Garden, Landscaped deck, Playground	Fenced, Landscape, Landscaped deck, Landscaped patio,
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,805.85/ 24	\$4,485.30/2024	\$4,811.70/2024
List Price	\$499,900	\$469,000	\$499,900
List Price/SF	\$370.30	\$272.52	\$377.85
Sold Price	\$476,000	\$500,000	\$490,000
Sold Price/SF	\$352.59	\$290.53	\$370.37
Sell/List Ratio	95.2%	106.6%	98.0%
DOM	17	6	6



Status	Sold	Sold	Sold
MLS® #	202511366	202511282	202511248
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	43 Celtic Bay	31 Millikin Road	39 Prescot Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1965	/ 1975	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Bungalow
Living Area	1058 SF	1901 SF	1252 SF
Fin Basement	0.00 M2/0 SF		
Bedrooms	BDA: 3 TBD: 6	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Brick & Siding, Stucco	Stucco
Fireplace(s)		Brick Facing	Stone
Fireplace Fuel		Wood	Wood
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Other remarks	
Features	Hood Fan, No Pet Home, No Smoking Home, Smoke	Air Conditioning-Central, Deck, No Smoking Home, Patio, Pool,	Air Conditioning-Central, Deck, Hood Fan, Main floor full
Gds Included	Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Detached, Carport	Double Attached, Front Drive Access	Single Attached
Lot Shape	Normal		
Frontage	60 SF		
Depth	110 SF		
Site Influence	Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Landscaped deck, Landscaped patio, Playground	Fenced, Landscaped deck, No Back Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,017.74/2024	\$5,461.44/2024	\$4,485.96/2024
List Price	\$399,900	\$559,900	\$449,900
List Price/SF	\$377.98	\$294.53	\$359.35
Sold Price	\$447,000	\$575,000	\$440,000
Sold Price/SF	\$422.50	\$302.47	\$351.44
Sell/List Ratio	111.8%	102.7%	97.8%
DOM	7	8	18



Status	Sold	Sold	Sold
MLS® #	202510773	202510809	202510857
Area/Neighbr	1K/University Heights	1K/Fort Richmond	1K/Fort Richmond
Address	84 Agassiz Drive	71 Bryn Mawr Road	17 April Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1962	OL / 1972	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1660 SF	1068 SF	2360 SF
Fin Basement	46.92 M2/505 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 5 TBD: 7
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 4 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Brick, Stucco, Wood Siding	Stone, Stucco, Wood Siding
Fireplace(s)	Brick Facing		Glass Door
Fireplace Fuel	Wood		Electric
Flooring	Cork, Laminate, Wood	Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Tar & Gravel	Shingle	Shingle
Remodelled		Basement, Bathroom, Electrical, Flo	
Features	Accessibility Access, Air Conditioning-Central, Deck,	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Main floor full bathroom, Smoke Detectors, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Garage door opener, Garage door opener	Dishwashers - Two, Dryer, Fridges - Two, Garage door
Parking	Double Attached	Single Detached	Double Attached, Insulated garage door, Insulated, Normal
Lot Shape	Irregular		
Frontage	60 SF	66 SF	55 SF
Depth	115 SF	115 SF	100 SF
Site Influence	Landscape, No Back Lane, Park/reserve, Playground	Fenced, Low maintenance landscaped, Landscape, No	Fenced, Treed Lot
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	None	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,126.18/ 24	\$4,110.94/ 24	\$0.00/ 25
List Price	\$499,000	\$499,000	\$1,029,900
List Price/SF	\$300.60	\$467.23	\$436.40
Sold Price	\$575,000	\$486,500	\$970,000
Sold Price/SF	\$346.39	\$455.52	\$411.02
Sell/List Ratio	115.2%	97.5%	94.2%
DOM	10	13	11



Status	Sold	Sold	Sold
MLS® #	202510469	202510525	202510101
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	735 Patricia Avenue	76 Magdalene Bay	888 Kilkenny Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	/ 1972	OL / 1983
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	1891 SF	804 SF	2812 SF
Fin Basement	60.20 M2/648 SF	0.00 M2/0 SF	65.50 M2/705 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Wood Siding	Stone, Wood Siding	Brick, Stucco, Wood Siding
Fireplace(s)	Stone		Brick Facing, Double-sided
Fireplace Fuel	Wood		Wood
Flooring	Wall-to-wall carpet, Wood	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar dry, Monitored Alarm, Workshop	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Balcony - One, Cook Top, Jetted Tub,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached	Single Attached	Double Attached
Lot Shape	Irregular	Normal	Normal
Frontage	63 SF	58 SF	63 SF
Depth	109 SF	110 SF	200 SF
Site Influence	Paved Lane, Park/reserve, Playground Nearby, Private	Cul-De-Sac, Fenced, Landscaped deck, Landscaped	Park/reserve, Paved Street, Riverfront, River View, Shopping
Heating	Baseboard, Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,732.14/2024	\$3,678.92/2024	\$6,782.80/ 24
List Price	\$447,000	\$379,000	\$890,000
List Price/SF	\$236.38	\$471.39	\$316.50
Sold Price	\$475,000	\$430,700	\$886,000
Sold Price/SF	\$251.19	\$535.70	\$315.08
Sell/List Ratio	106.3%	113.6%	99.6%
DOM	9	8	13



Status	Sold	Sold	Sold
MLS® #	202509848	202509727	202509474
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	26 Acadia Bay	7 Grimston Road	87 St Dunstan's Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	OL / 1975	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1158 SF	1204 SF	1201 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Stone, Stucco	Brick, Stucco, Vinyl
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Other remarks
Features	Air Conditioning-Central	Air Conditioning-Central, Deck, No Smoking Home	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Fridges - Two, Garage door opener,
Parking	Double Detached, Front Drive Access, Garage door opener,	Front Drive Access, Parking Pad, Plug-In	Double Detached, Front Drive Access, Oversized, Paved
Lot Shape			Normal
Frontage	55 SF	58 SF	56 SF
Depth	114 SF	0 SF	110 SF
Site Influence	Landscape, Landscaped patio, Playground Nearby, Shopping	Fenced, Shopping Nearby, Public Transportation	Fenced, Flat Site, Landscaped deck, No Back Lane, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,050.75/2025	\$4,112.00/ 24	\$4,233.37/ 24
List Price	\$389,900	\$389,900	\$499,900
List Price/SF	\$336.70	\$323.84	\$416.24
Sold Price	\$436,000	\$484,000	\$490,000
Sold Price/SF	\$376.51	\$401.99	\$407.99
Sell/List Ratio	111.8%	124.1%	98.0%
DOM	7	6	38



Status	Sold	Sold	Sold
MLS® #	202505947	202508551	202508627
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	6 Rutgers Bay	2 Macalester Bay	15 Leeds Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1967	OL / 1965	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	1186 SF	1017 SF	1295 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stone, Wood Siding	Stucco, Wood Siding	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Vinyl, Vinyl Plank, Wood	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Other remarks, Roof Cover		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Main floor full bathroom, Microwave built in, No Pet Home,	
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Storage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access	Front Drive Access	Paved Driveway
Lot Shape	Normal	Normal	Irregular
Frontage	55 SF	61 SF	60 SF
Depth	110 SF	110 SF	0 SF
Site Influence	Fenced, Playground Nearby, Partially landscaped, Public	Corner, Fenced, Landscaped deck, Paved Street, Playground	Fenced, Landscape, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,813.07/2024	\$3,369.09/ 24	\$3,793.58/ 24
List Price	\$379,900	\$359,900	\$459,900
List Price/SF	\$320.32	\$353.88	\$355.14
Sold Price	\$425,000	\$370,000	\$450,000
Sold Price/SF	\$358.35	\$363.82	\$347.49
Sell/List Ratio	111.9%	102.8%	97.8%
DOM	8	8	8



Status	Sold	Sold	Sold
MLS® #	202508419	202508410	202507896
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	3 St Edmund's Bay	660 Patricia Avenue	43 Macalester Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	/ 1964	OL / 1965
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Bi-Level
Living Area	1800 SF	1000 SF	1000 SF
Fin Basement	0.00 M2/0 SF		
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 1 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Crawl space
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stone, Stucco, Wood Siding	Brick, Cedar, Stucco
Fireplace(s)	Insert		Brick Facing, Corner
Fireplace Fuel	Electric		Gas, Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Vinyl, Wood	Laminate, Tile
Foundation	Concrete	Concrete	Block
Roof	Shingle	Shingle	Shingle
Remodelled	Completely	Bathroom, Kitchen	Electrical, Windows
Features	Air Conditioning-Central, Bar dry, Deck, Hood Fan	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Single Detached, Parking Pad	Single Attached, Breezeway
Lot Shape	Normal	Normal	Irregular
Frontage	63 SF	51 SF	61 SF
Depth		0 SF	0 SF
Site Influence	Corner, Fenced, Paved Street, Playground Nearby	Fenced, Flat Site, Back Lane, Paved Lane, Park/reserve, Paved	Fenced, Landscaped patio, Private Yard, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,437.04/2024	\$3,916.00/2024	\$4,332.55/2024
List Price	\$619,900	\$449,900	\$456,000
List Price/SF	\$344.39	\$449.90	\$456.00
Sold Price	\$610,000	\$445,000	\$427,140
Sold Price/SF	\$338.89	\$445.00	\$427.14
Sell/List Ratio	98.4%	98.9%	93.7%
DOM	33	27	39



Status	Sold	Sold	Sold
MLS® #	202507872	202506379	202507100
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	771 Kilkenny Drive	159 Dalhousie Drive	47 McGill Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1981	OL / 1965
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1266 SF	1200 SF	1012 SF
Fin Basement	55.74 M2/600 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Brick & Siding, Wood Siding	Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Laminate, See remarks, Tile	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext		Bathroom, Electrical, Flooring, Furna
Features	Air Conditioning-Central, Deck, Hood Fan, Hot Tub, Main floor	Air Conditioning-Central, Hood Fan, No Smoking Home,	Air conditioning wall unit, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Fridges - Two, Garage door opener,
Parking	Single Attached	No Garage	Single Attached, Front Drive Access
Lot Shape	Normal	Normal	
Frontage	62 SF	30 SF	48 SF
Depth	109 SF	100 SF	174 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, Park/reserve,	Fenced, Back Lane, Public Transportation	Public Transportation, Treed Lot
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,326.75/2025	\$3,477.03/ 24	\$4,083.58/2024
List Price	\$489,900	\$389,900	\$429,900
List Price/SF	\$386.97	\$324.92	\$424.80
Sold Price	\$550,000	\$390,000	\$476,100
Sold Price/SF	\$434.44	\$325.00	\$470.45
Sell/List Ratio	112.3%	100.0%	110.7%
DOM	8	10	7



Status	Sold	Sold	Sold
MLS® #	202504678	202506350	202502666
Area/Neighbr	1K/University Heights	1K/University Heights	1K/Fort Richmond
Address	3 Wedgewood Drive	76 Thatcher Drive	665 PATRICIA Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1960	OL / 1962	OL / 1964
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	1250 SF	1650 SF	1058 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 2 EN: Y	FB: 1 HB: 1 EN: Y
Basement	Full	Full	Crawl space, Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco, Wood Siding	Wood Siding	Stucco, Wood Siding
Fireplace(s)	Other - See remarks	Brick Facing, Double-sided	
Fireplace Fuel	Gas	Wood	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Plumbing	Roof Coverings
Features	Air Conditioning-Central, Main floor full bathroom, No Smoking	Deck, High-Efficiency Furnace, Laundry - Main Floor, Main floor	Air Conditioning-Central, Deck, No Smoking Home
Gds Included	Blinds, Dryer, Freezer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator, Parking Pad, Rear Drive Access
Parking	Front Drive Access	Carport, Front Drive Access, Paved Driveway	Parking Pad, Rear Drive Access
Lot Shape	Normal		Normal
Frontage	60 SF	0 SF	53 SF
Depth	110 SF	0 SF	109 SF
Site Influence	Fenced, Vegetable Garden, Landscape, Playground Nearby,	Landscape, Not Fenced, No Back Lane, Paved Street,	Fenced, Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,116.50/2024	\$5,040.80/2024	\$3,571.83/ 24
List Price	\$399,000	\$583,760	\$339,900
List Price/SF	\$319.20	\$353.79	\$321.27
Sold Price	\$437,000	\$583,760	\$373,000
Sold Price/SF	\$349.60	\$353.79	\$352.55
Sell/List Ratio	109.5%	100.0%	109.7%
DOM	9	9	8



Status	Sold	Sold	Sold
MLS® #	202506109	202505563	202505710
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	19 Magdalene Bay	90 Kings Drive	22 Morningside Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1941	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Split-4 Level
Living Area	1065 SF	1131 SF	1800 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	24.15 M2/260 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 2 EN: Y
Basement	Full	3/4	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)	Double-sided		Stone
Fireplace Fuel	Gas		Wood
Flooring	Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace
Features	Air Conditioning-Central, Bar wet, Dog run fenced in,		Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Fridges - Two, Garage door opener,		Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Parking Pad	Single Attached, Front Drive Access	Double Attached, Insulated, 240 Volt Wiring
Lot Shape			Normal
Frontage	54 SF	0 SF	60 SF
Depth	0 SF	0 SF	110 SF
Site Influence	Public Transportation	Paved Lane, No Back Lane, Paved Street, Playground	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,467.48/ 24	\$5,110.77/2024	\$4,529.85/ 24
List Price	\$494,900	\$799,900	\$449,900
List Price/SF	\$464.69	\$707.25	\$249.94
Sold Price	\$482,000	\$730,000	\$468,000
Sold Price/SF	\$452.58	\$645.45	\$260.00
Sell/List Ratio	97.4%	91.3%	104.0%
DOM	40	35	8



Status	Sold	Sold	Sold
MLS® #	202505339	202505511	202505498
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	92 Wadham Bay	248 Rochester Avenue	47 Thornhill Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1974	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Bungalow
Living Area	1650 SF	1780 SF	1077 SF
Fin Basement	55.74 M2/600 SF	18.58 M2/200 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 1 HB: 2 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)	Brick Facing	Tile Facing	Corner, Glass Door, Tile Facing
Fireplace Fuel	Wood	Wood	Electric
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Other		Basement, Bathroom, Flooring
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central	Air Conditioning-Central, Main floor full bathroom, No Smoking
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Fridges - Two, Stoves - Two, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Attached	Front Drive Access, No Garage, Parking Pad, Paved Driveway
Lot Shape	Normal		Pie Shaped
Frontage	61 SF	0 SF	54 SF
Depth	110 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped patio, Park/reserve, Playground	Fenced, Landscape, No Back Lane, Playground Nearby, Public	Fenced, Flat Site, Low maintenance landscaped, Private
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,309.46/2024	\$4,350.61/2024	\$3,990.87/2024
List Price	\$449,000	\$439,900	\$425,000
List Price/SF	\$272.12	\$247.13	\$394.61
Sold Price	\$439,000	\$415,000	\$420,000
Sold Price/SF	\$266.06	\$233.15	\$389.97
Sell/List Ratio	97.8%	94.3%	98.8%
DOM	12	7	45



Status	Sold	Sold	Sold
MLS® #	202504763	202504539	202504134
Area/Neighbr	1K/Fort Richmond	1K/University Heights	1K/University Heights
Address	55 Lafayette Bay	66 Agassiz Drive	44 University Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1964	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1232 SF	1480 SF	759 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)	Other - See remarks		
Fireplace Fuel	See remarks		
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Tile, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom	Bathroom, Flooring, Furnace, Kitche	
Features	High-Efficiency Furnace	Deck, High-Efficiency Furnace, Hood Fan, No Pet Home, No	Main floor full bathroom, No Pet Home
Gds Included	Dishwasher, Dryer, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Stove, Washer
Parking	Double Detached	Single Attached, Garage door opener	None
Lot Shape	Pie Shaped	Normal	
Frontage	0 SF	51 SF	62 SF
Depth	0 SF	111 SF	111 SF
Site Influence	Shopping Nearby	Fenced, No Back Lane, Park/reserve, Paved Street,	Corner
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,233.00/ 24	\$4,442.05/ 24	\$3,767.53/ 24
List Price	\$419,900	\$419,900	\$424,500
List Price/SF	\$340.83	\$283.72	\$559.29
Sold Price	\$430,000	\$480,000	\$400,000
Sold Price/SF	\$349.03	\$324.32	\$527.01
Sell/List Ratio	102.4%	114.3%	94.2%
DOM	19	8	19



Status	Sold	Sold	Sold
MLS® #	202503681	202503546	202503355
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/Fort Richmond
Address	655 Grierson Avenue	9 Hadley Place	912 Greencrest Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	/ 1977	OL / 1983
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1632 SF	1568 SF	930 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 3 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Brick & Siding, Stucco	Stucco
Fireplace(s)	Insert	Stone	
Fireplace Fuel	Electric, See remarks	Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Flooring, Windows	Bathroom, Exterior, Flooring, Furnac	
Features	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Bar wet, Heat recovery ventilator,	
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Stove, Washer
Parking	Double Detached	Single Attached	Parking Pad, Rear Drive Access
Lot Shape	Normal	Pie Shaped	
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped patio, No Through Road	Cul-De-Sac, Fenced, No Back Lane, Shopping Nearby, Treed	Fenced, Back Lane, Landscape, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,439.68/2024	\$5,378.06/2024	\$3,232.55/2024
List Price	\$509,900	\$549,900	\$315,000
List Price/SF	\$312.44	\$350.70	\$338.71
Sold Price	\$513,000	\$580,000	\$326,000
Sold Price/SF	\$314.34	\$369.90	\$350.54
Sell/List Ratio	100.6%	105.5%	103.5%
DOM	7	7	0



Status	Sold	Sold	Sold
MLS® #	202503437	202502792	202502282
Area/Neighbr	1K/Fort Richmond	1K/University Heights	1K/Fort Richmond
Address	365 Dalhousie Drive	71 Fordham Bay	69 Kings Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	OL / 1966	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	One and a Half
Living Area	1790 SF	1300 SF	1024 SF
Fin Basement	0.00 M2/0 SF	74.32 M2/800 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Aluminum Siding
Fireplace(s)	Brick Facing	Free-standing	
Fireplace Fuel	Wood	Electric	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main	Sunroom
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Microwave, Refrigerator, See remarks,
Parking	Single Detached, Rear Drive Access	Front Drive Access	Front Drive Access
Lot Shape		Normal	Normal
Frontage	63 SF	62 SF	71 SF
Depth	0 SF	110 SF	201 SF
Site Influence	Corner, Paved Lane, Paved Street, Playground Nearby,	Fruit Trees/Shrubs	Fenced, Flat Site, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Hot Water
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,200.90/2024	\$3,861.72/ 24	\$3,555.23/2024
List Price	\$429,900	\$369,900	\$495,000
List Price/SF	\$240.17	\$284.54	\$483.40
Sold Price	\$485,000	\$410,000	\$487,000
Sold Price/SF	\$270.95	\$315.38	\$475.59
Sell/List Ratio	112.8%	110.8%	98.4%
DOM	8	7	45



Status	Sold	Sold	Sold
MLS® #	202502761	202502476	202501944
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1K/University Heights
Address	19 Valence Avenue	14 Macalester Bay	90 Thatcher Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	/ 1967	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Bungalow
Living Area	1284 SF	1783 SF	1456 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco, Vinyl	Stucco, Wood Siding
Fireplace(s)		Free-standing	Stone
Fireplace Fuel		Wood	Gas, Wood
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace	Flooring, Furnace, Kitchen, Roof Co'	Furnace
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Attached	Single Detached	Single Attached, Front Drive Access, Garage door opener
Lot Shape		Normal	Normal
Frontage	56 SF	60 SF	60 SF
Depth	0 SF	110 SF	0 SF
Site Influence	Fenced, Paved Street, Playground Nearby, Shopping	Fenced, Vegetable Garden, Landscaped deck, Playground	Fenced, Flat Site, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,274.71/2024	\$4,364.51/2024	\$4,932.88/2024
List Price	\$379,900	\$469,000	\$425,000
List Price/SF	\$295.87	\$263.04	\$291.90
Sold Price	\$445,000	\$520,000	\$460,000
Sold Price/SF	\$346.57	\$291.64	\$315.93
Sell/List Ratio	117.1%	110.9%	108.2%
DOM	13	8	5



Status	Sold	Sold	Sold
MLS® #	202500409	202428279	202515446
Area/Neighbr	1K/Fort Richmond	1K/Fort Richmond	1L/Waverley Heights
Address	47 St Dunstan's Bay	23 Mount Allison Bay	231 Augusta Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	OL / 1971	/ 1977
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1592 SF	990 SF	1120 SF
Fin Basement	60.39 M2/650 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)	Free-standing, Stone		Stove
Fireplace Fuel	Electric, Wood		Gas
Flooring	Wall-to-wall carpet, Vinyl	Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks, Windows	Basement, Bathroom, Kitchen, Wind	Roof Coverings, Windows
Features	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Accessibility Access, Air Conditioning-Central,	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
Parking	Single Attached, Front Drive Access, Garage door opener,	Front Drive Access, No Garage	Double Detached, Front Drive Access, Garage door opener,
Lot Shape	Pie Shaped	Normal	Irregular
Frontage		55 SF	50 SF
Depth		110 SF	110 SF
Site Influence	Fenced, No Back Lane, Park/reserve, Paved Street,	Fenced, Accessibility Access, No Back Lane, Shopping Nearby	Fenced, Vegetable Garden, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,281.26/ 24	\$3,782.08/2024	\$4,136.64/2024
List Price	\$419,900	\$419,999	\$429,900
List Price/SF	\$263.76	\$424.24	\$383.84
Sold Price	\$475,000	\$420,000	\$500,000
Sold Price/SF	\$298.37	\$424.24	\$446.43
Sell/List Ratio	113.1%	100.0%	116.3%
DOM	8	17	6



Status	Sold	Sold	Sold
MLS® #	202513149	202514778	202514592
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	1603 Chancellor Drive	48 Greensboro Bay	55 Greensboro Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1979	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Split-4 Level
Living Area	1030 SF	1456 SF	1622 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Stone, Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Roof Coverings, Windows		Flooring, Other remarks, Windows
Features	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking	Air Conditioning-Central, No Pet Home, No Smoking Home	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Blinds, Garage door opener, Garage door opener remote(s)	Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Single Attached	Double Attached
Lot Shape			
Frontage	0 SF	55 SF	
Depth	0 SF	112 SF	130 SF
Site Influence	Fenced	Fenced, Landscape, No Back Lane, Playground Nearby,	Fenced, Vegetable Garden, Golf Nearby, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,896.93/2025	\$4,870.38/2025	\$4,432.48/ 24
List Price	\$399,900	\$419,000	\$499,900
List Price/SF	\$388.25	\$287.77	\$308.20
Sold Price	\$438,000	\$468,000	\$495,000
Sold Price/SF	\$425.24	\$321.43	\$305.18
Sell/List Ratio	109.5%	111.7%	99.0%
DOM	11	6	7



Status	Sold	Sold	Sold
MLS® #	202513552	202513292	202512940
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	1041 Chancellor Drive	1941 Chancellor Drive	66 Lake Albrin Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1978	/ 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Split-4 Level	Bungalow
Living Area	1580 SF	1860 SF	1120 SF
Fin Basement	111.48 M2/1,200 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Stucco, Vinyl	Stucco, Vinyl	Stucco, Wood Siding
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Completely, F	Basement, Bathroom, Flooring, Furn
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	No Garage, Oversized, Parking Pad, Rear Drive Access	Double Detached, Garage door opener	Front Drive Access, Plug-In, Paved Driveway
Lot Shape	Normal		Normal
Frontage	49 SF	52 SF	55 SF
Depth		100 SF	153 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Fenced, Back Lane, Landscaped deck, Park/reserve, Playground	Fenced, Flat Site, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,476.69/2025	\$4,406.00/ 24	\$4,061.08/ 24
List Price	\$469,900	\$499,900	\$429,900
List Price/SF	\$297.41	\$268.76	\$383.84
Sold Price	\$465,000	\$523,000	\$555,000
Sold Price/SF	\$294.30	\$281.18	\$495.54
Sell/List Ratio	99.0%	104.6%	129.1%
DOM	16	8	7



Status	Sold	Sold	Sold
MLS® #	202509800	202511307	202510905
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	62 Lakeglen Drive	1002 Chancellor Drive	85 Lake Grove Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1978	OL / 1981
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bi-Level
Living Area	1314 SF	1156 SF	1000 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Wood Siding	Brick, Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Stone		Marble fac, Other - See remarks
Fireplace Fuel	Wood		Wood
Flooring	Wall-to-wall carpet, Wood	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Flooring, Furnace, Kitcher		Flooring, Furnace, Roof Coverings, \
Features	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood	Deck, High-Efficiency Furnace, Hood Fan, No Pet Home, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Double Attached	Parking Pad	Single Attached, Front Drive Access
Lot Shape			Normal
Frontage	65 SF	0 SF	50 SF
Depth	150 SF	0 SF	100 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby, Private	Fenced, Back Lane, Paved Lane, Landscape, Paved Street,	Fenced, Landscaped deck, No Back Lane, Paved Street, Private
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,064.00/ 24	\$2,795.00/ 24	\$4,078.01/2024
List Price	\$524,900	\$299,900	\$459,900
List Price/SF	\$399.47	\$259.43	\$459.90
Sold Price	\$525,000	\$350,500	\$467,500
Sold Price/SF	\$399.54	\$303.20	\$467.50
Sell/List Ratio	100.0%	116.9%	101.7%
DOM	12	7	42



Status	Sold	Sold	Sold
MLS® #	202510515	202509812	202510256
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	3 Salem Place	64 West Lake Crescent	1644 Chancellor Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1974	/ 1979	OL / 1974
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1323 SF	908 SF	1072 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick & Siding, Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			Other - See remarks
Fireplace Fuel			Gas
Flooring	Tile, Wood	Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings, V	Flooring, Other remarks	
Features	Air Conditioning-Central, Deck, Hood Fan, Jetted Tub, No Pet	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	
Parking	Single Attached, Front Drive Access, Garage door opener,	Rear Drive Access	Front Drive Access, No Garage, Paved Driveway
Lot Shape	Pie Shaped	Normal	
Frontage	42 SF	35 SF	0 SF
Depth		120 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, Landscaped deck, Playground	Fenced, Vegetable Garden, Landscape, Playground Nearby,	Fenced, Accessibility Access, Landscape, Other/remarks,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,181.89/2024	\$3,219.38/2024	\$3,845.27/ 24
List Price	\$474,900	\$329,900	\$399,900
List Price/SF	\$358.96	\$363.33	\$373.04
Sold Price	\$495,000	\$352,000	\$380,000
Sold Price/SF	\$374.15	\$387.67	\$354.48
Sell/List Ratio	104.2%	106.7%	95.0%
DOM	8	9	29



Status	Sold	Sold	Sold
MLS® #	202509103	202508925	202507458
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	51 Lakeside Drive	34 Santa Clara Crescent	86 Syracuse Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	/ 1976	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-3 Level	Bungalow
Living Area	1820 SF	1078 SF	1307 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)	Brick Facing		Brick Facing
Fireplace Fuel	Wood		Wood
Flooring	Wall-to-wall carpet	Laminate, Tile	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Furnace, Windows	Furnace, Other remarks	
Features	Deck, Laundry - Main Floor	Air Conditioning-Central, Deck, Hood Fan, No Pet Home, No Blinds, Dishwasher, Dryer, Garage door opener, Garage	Air Conditioning-Central, Deck, Hot Tub, Main floor full bathroom,
Gds Included			
Parking	Double Attached	Double Detached	Double Attached, Front Drive Access, Garage door opener, Normal
Lot Shape			
Frontage	62 SF		60 SF
Depth	150 SF		0 SF
Site Influence	Fenced, Vegetable Garden, Lakefront, Landscaped deck,	Fenced, Landscape, Landscaped deck, Playground Nearby,	Fenced, Lake View, Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,834.00/ 24	\$4,112.76/2024	\$4,777.86/2024
List Price	\$569,900	\$419,900	\$529,000
List Price/SF	\$313.13	\$389.52	\$404.74
Sold Price	\$549,900	\$455,900	\$510,000
Sold Price/SF	\$302.14	\$422.91	\$390.21
Sell/List Ratio	96.5%	108.6%	96.4%
DOM	26	7	24



Status	Sold	Sold	Sold
MLS® #	202504850	202506182	202505275
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	251 Lake Village Road	63 Lake Village Road	6 Lake Grove Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1977	/ 1977	/ 1977
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	900 SF	809 SF	1120 SF
Fin Basement			0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stucco, Vinyl	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Other remarks, Windows	Flooring, Furnace, Other remarks	Furnace, Roof Coverings, Windows
Features	Hood Fan, Main floor full bathroom, No Pet Home, No	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access	Front Drive Access	Single Detached, Front Drive Access, Garage door opener
Lot Shape	Normal	Normal	Normal
Frontage	30 SF	34 SF	60 SF
Depth	100 SF	126 SF	100 SF
Site Influence	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Fenced, Paved Street, Playground Nearby, Private Yard,	Fenced, Landscape, Playground Nearby, Private Yard, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,060.63/2024	\$3,171.93/2024	\$3,775.49/2024
List Price	\$328,000	\$329,900	\$333,000
List Price/SF	\$364.44	\$407.79	\$297.32
Sold Price	\$318,000	\$340,000	\$422,000
Sold Price/SF	\$353.33	\$420.27	\$376.79
Sell/List Ratio	97.0%	103.1%	126.7%
DOM	11	7	7



Status	Sold	Sold	Sold
MLS® #	202505585	202505394	202505439
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	1909 Chancellor Drive	7 Lake Island Crescent	81 Lake Grove Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1978	OL / 1978	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-4 Level
Living Area	980 SF	1120 SF	1589 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick & Siding, Stucco	Brick, Wood Siding
Fireplace(s)		Brick Facing	Brick Facing
Fireplace Fuel		Electric, Wood	Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, See re
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Garage, Other remarks, Windows	Bathroom, Furnace, Roof Coverings	Other remarks
Features	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,	Air Conditioning-Central, Bar wet, Ceiling Fan, Deck,	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached, Rear Drive Access	Double Attached	Single Attached
Lot Shape	Normal		
Frontage	48 SF	55 SF	55 SF
Depth	100 SF	110 SF	100 SF
Site Influence	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Vegetable Garden,	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,040.70/2024	\$4,540.84/2024	\$4,278.10/ 24
List Price	\$449,900	\$439,900	\$499,900
List Price/SF	\$459.08	\$392.77	\$314.60
Sold Price	\$466,000	\$491,000	\$490,000
Sold Price/SF	\$475.51	\$438.39	\$308.37
Sell/List Ratio	103.6%	111.6%	98.0%
DOM	7	10	7



Status	Sold	Sold	Sold
MLS® #	202505043	202505134	202504814
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	1731 Chancellor Drive	1332 Chancellor Drive	1356 Chancellor Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	OL / 1977	OL / 1980
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1190 SF	920 SF	900 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Brick, Stucco, Vinyl	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)		Brick Facing	Other - See remarks
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar dry, Closet Organizers,	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),		Dryer, Garage door opener, Garage door opener remote(s),
Parking	Single Detached, Front Drive Access, Garage door opener,	Parking Pad, Rear Drive Access	Double Detached
Lot Shape		Normal	
Frontage	55 SF	30 SF	0 SF
Depth	130 SF	110 SF	0 SF
Site Influence	Fruit Trees/Shrubs, Vegetable Garden, Landscaped patio,	Fenced, Back Lane, Landscaped patio, Playground Nearby,	Fenced, Paved Lane, Paved Street, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,164.42/2024	\$3,237.14/ 24	\$3,370.64/2024
List Price	\$435,000	\$319,900	\$349,900
List Price/SF	\$365.55	\$347.72	\$388.78
Sold Price	\$427,000	\$319,900	\$350,000
Sold Price/SF	\$358.82	\$347.72	\$388.89
Sell/List Ratio	98.2%	100.0%	100.0%
DOM	29	5	3



Status	Sold	Sold	Sold
MLS® #	202503571	202503032	202502189
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	51 Lakeshore Road	17 West Lake Crescent	68 Greensboro Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1978	/ 1978
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1894 SF	1156 SF	1265 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 6
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)	Glass Door	Stone	
Fireplace Fuel	Gas	Wood	
Flooring	Wall-to-wall carpet, Laminate	Laminate, Vinyl Plank	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche		Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Refrigerator, Storage Shed, Stove
Parking	Front Drive Access, Paved Driveway	Double Detached, Garage door opener, Oversized, Parking Pad	Front Drive Access
Lot Shape		Pie Shaped	Normal
Frontage			52 SF
Depth			110 SF
Site Influence	Corner, Cul-De-Sac, Fenced, Landscaped deck, No Back	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public	Fenced, Landscape
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,374.04/ 24	\$3,497.25/ 24	\$4,160.00/2024
List Price	\$489,900	\$299,900	\$449,900
List Price/SF	\$258.66	\$259.43	\$355.65
Sold Price	\$504,000	\$393,000	\$485,000
Sold Price/SF	\$266.10	\$339.97	\$383.40
Sell/List Ratio	102.9%	131.0%	107.8%
DOM	7	8	6



Status	Sold	Sold	Sold
MLS® #	202502141	202501892	202501482
Area/Neighbr	1L/Waverley Heights	1L/Waverley Heights	1L/Waverley Heights
Address	227 Augusta Drive	130 Lake Village Road	57 West Lake Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1977	OL / 1978
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1790 SF	1152 SF	800 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)	Brick Facing	Brick Facing, Corner	
Fireplace Fuel	Wood	Wood	
Flooring	See remarks, Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Other remarks,		
Features	High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Stove, Washer	Dishwasher, Dryer, Freezer, Fridges - Two, Microwave, Play	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
Parking	Double Attached	Front Drive Access, Parking Pad, Paved Driveway	Parking Pad, Rear Drive Access
Lot Shape		Pie Shaped	
Frontage		0 SF	0 SF
Depth		0 SF	0 SF
Site Influence	Landscaped deck	Corner, Fenced, Landscape, Landscaped deck, Playground	Fenced, Back Lane, Paved Lane, Landscape, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,832.73/2024	\$3,440.93/ 24	\$3,055.82/2024
List Price	\$605,000	\$299,900	\$319,900
List Price/SF	\$337.99	\$260.33	\$399.88
Sold Price	\$564,000	\$375,000	\$313,000
Sold Price/SF	\$315.08	\$325.52	\$391.25
Sell/List Ratio	93.2%	125.0%	97.8%
DOM	32	7	17



Status	Sold	Sold	Sold
MLS® #	202513203	202515282	202515382
Area/Neighbr	1L/Waverley Heights	1M/Linden Woods	1M/Linden Woods
Address	48 East Lake Drive	14 Linden Terrace Way	55 Thurston Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	/ 2000	OL / 2002
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Cab-Over
Living Area	800 SF	1625 SF	1685 SF
Fin Basement	65.03 M2/700 SF	144.00 M2/1,550 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco
Fireplace(s)		Glass Door	Marble fac
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen, Other remarks	Exterior
Features		Accessibility Features – See Remarks, Air	Air Conditioning-Central, Balcony - One, Closet Organizers, Deck, Alarm system, Blinds, Dishwasher, Dryer, Garage door
Gds Included	Blinds, Dryer, Refrigerator, Washer	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door
Parking	Front Drive Access	Double Attached, Garage door opener, Insulated garage door,	Double Attached
Lot Shape	Normal	Normal	
Frontage	33 SF	50 SF	42 SF
Depth	93 SF	118 SF	118 SF
Site Influence	Corner, Fenced, Private Yard, Shopping Nearby	Fenced, Landscaped deck, Park/reserve, Playground	Fenced, No Back Lane, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,062.38/ 25	\$6,857.79/2024	\$5,934.15/2024
List Price	\$320,000	\$649,000	\$629,900
List Price/SF	\$400.00	\$399.38	\$373.83
Sold Price	\$320,000	\$758,000	\$668,100
Sold Price/SF	\$400.00	\$466.46	\$396.50
Sell/List Ratio	100.0%	116.8%	106.1%
DOM	0	7	8



Status	Sold	Sold	Sold
MLS® #	202515543	202515074	202514614
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	190 Lindenwood Drive W	47 Cavendish Court	101 Queen's Park Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1985	OL / 1988
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2104 SF	2030 SF	2879 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Stone, Stucco, Wood Siding	Brick & Siding
Fireplace(s)	Corner	Brick Facing	Brick Facing, Tile Facing
Fireplace Fuel	Gas	Wood	Gas, Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Exterior, Flooring, Kitchen	
Features	Air Conditioning-Central, Deck, Jetted Tub, Laundry - Main Floor,	Air Conditioning-Central	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Fridges - Two, Garage door opener,		
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Irregular	Pie Shaped	
Frontage	62 SF	65 SF	0 SF
Depth	186 SF	112 SF	0 SF
Site Influence	Corner, Fenced, Golf Nearby, Playground Nearby, Public	Corner, Cul-De-Sac, Fenced, Playground Nearby, Shopping	Landscaped deck, Landscaped patio, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,062.55/2024	\$5,820.56/2024	\$8,105.89/2024
List Price	\$624,900	\$649,900	\$929,900
List Price/SF	\$297.01	\$320.15	\$322.99
Sold Price	\$715,190	\$780,000	\$950,000
Sold Price/SF	\$339.92	\$384.24	\$329.98
Sell/List Ratio	114.4%	120.0%	102.2%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202514633	202514454	202514609
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Ridge
Address	186 Tweedsmuir Road	73 Tweedsmuir Road	3 Ocean Ridge Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1988	OL / 1988	OL / 2003
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	2258 SF	2021 SF	1720 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 1 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Vinyl	Brick, Stucco	Stucco
Fireplace(s)	Brick Facing, Other - See remarks	Brick Facing, Glass Door	Tile Facing
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	See remarks
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Kitchen, Other r		
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	46 SF	0 SF	0 SF
Depth	111 SF	0 SF	0 SF
Site Influence	Landscaped deck, No Back Lane	Fenced, Landscape, No Back Lane, Playground Nearby,	Corner, Fenced, Lake View, Landscaped deck, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,783.08/ 24	\$5,552.62/ 24	\$6,135.77/ 24
List Price	\$584,900	\$589,900	\$649,900
List Price/SF	\$259.03	\$291.89	\$377.85
Sold Price	\$560,000	\$714,800	\$690,000
Sold Price/SF	\$248.01	\$353.69	\$401.16
Sell/List Ratio	95.7%	121.2%	106.2%
DOM	17	7	3



Status	Sold	Sold	Sold
MLS® #	202514043	202514466	202514352
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	6 Eaglemount Crescent	71 Marksbridge Drive	71 Kingsborough Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1987	OL / 1999	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1510 SF	2162 SF	1850 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Wood Siding	Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Brick Facing	Tile Facing	Brick Facing
Fireplace Fuel	Gas	Gas	Wood
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Heat recovery ventilator, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	Normal
Frontage	0 SF	0 SF	67 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Landscaped deck, No Back Lane, Paved Street, Playground	Fenced, Landscape, Landscaped deck, Playground Nearby,	Corner, No Back Lane, Other/remarks, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,304.00/2025	\$7,080.53/ 24	\$6,527.69/ 24
List Price	\$549,900	\$699,900	\$569,900
List Price/SF	\$364.17	\$323.73	\$308.05
Sold Price	\$579,000	\$790,000	\$560,000
Sold Price/SF	\$383.44	\$365.40	\$302.70
Sell/List Ratio	105.3%	112.9%	98.3%
DOM	8	9	17



Status	Sold	Sold	Sold
MLS® #	202514220	202513748	202513677
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	34 Hawkesbury Crescent	132 Brentcliffe Drive	105 Lindenwood Drive E
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	/ 1998	OL / 1984
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2369 SF	1785 SF	1722 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Stone	Double-sided	Brick Facing
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement		Roof Coverings, Windows
Features	Air Conditioning-Central, Bar wet, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Garburator, Hood Fan, Laundry -
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape			
Frontage	55 SF	0 SF	0 SF
Depth	141 SF	0 SF	0 SF
Site Influence	Fenced, Landscape, Landscaped deck, Paved Street, Playground	Fenced, Playground Nearby	Fenced, Fruit Trees/Shrubs, Landscape, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,365.71/2024	\$6,798.00/2024	\$6,373.72/2025
List Price	\$699,900	\$694,900	\$599,000
List Price/SF	\$295.44	\$389.30	\$347.85
Sold Price	\$790,000	\$720,000	\$599,900
Sold Price/SF	\$333.47	\$403.36	\$348.37
Sell/List Ratio	112.9%	103.6%	100.2%
DOM	6	8	8



Status	Sold	Sold	Sold
MLS® #	202513823	202513832	202513328
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	194 Foxmeadow Drive	42 Deer Run Drive	38 Royal York Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL / 1998	OL / 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey Split	Cab-Over	Two Storey
Living Area	1650 SF	1885 SF	1591 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick & Siding, Stucco	Stucco	Cedar, Stone, Wood Siding
Fireplace(s)		Tile Facing	Brick Facing
Fireplace Fuel		Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		Furnace, Roof Coverings, Windows
Features	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Closet Organizers, Cook Top, Deck, Alarm system, Blinds, Dishwasher, Dryer, Garage door
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached, Garage door opener
Lot Shape	Normal		Normal
Frontage		0 SF	55 SF
Depth	0 SF	0 SF	111 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Landscaped deck, No Back Lane
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,021.06/ 24	\$5,810.15/2024	\$5,368.70/ 24
List Price	\$549,900	\$624,900	\$589,900
List Price/SF	\$333.27	\$331.51	\$370.77
Sold Price	\$570,000	\$650,000	\$613,000
Sold Price/SF	\$345.45	\$344.83	\$385.29
Sell/List Ratio	103.7%	104.0%	103.9%
DOM	28	8	7



Status	Sold	Sold	Sold
MLS® #	202512736	202511677	202511515
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	99 Duncan Norrie Drive	31 Foxmeadow Drive	14 Haverstock Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1996	OL / 1986	/ 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2215 SF	1706 SF	2050 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Stucco
Fireplace(s)	Tile Facing	Insert	Other - See remarks
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Other remarks, W		Bathroom, Flooring, Kitchen, Roof C
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Bar dry, Ceiling Fan, Deck,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape			
Frontage	55 SF	50 SF	50 SF
Depth	132 SF	147 SF	147 SF
Site Influence	Fenced, Landscape, No Back Lane, Paved Street, Shopping	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,747.00/2025	\$5,276.73/ 24	\$7,645.01/ 25
List Price	\$689,900	\$639,900	\$729,900
List Price/SF	\$311.47	\$375.09	\$356.05
Sold Price	\$781,500	\$630,000	\$752,014
Sold Price/SF	\$352.82	\$369.28	\$366.84
Sell/List Ratio	113.3%	98.5%	103.0%
DOM	8	14	7



Status	Sold	Sold	Sold
MLS® #	202509388	202509705	202510614
Area/Neighbr	1M/Linden Woods	1M/Linden Ridge	1M/Linden Woods
Address	23 Wankling Court	10 Hidden Ridge Cove	26 Marksbridge Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2006	OL / 2004	/ 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Raised Bungalow	Bungalow	Bungalow
Living Area	2473 SF	1983 SF	1652 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete and steel, Wood Frame	Other/remarks, Wood Frame	
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Corner	Tile Facing	Other - See remarks, Tile Facing
Fireplace Fuel	Gas	Gas	Gas
Flooring	Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled		Furnace, Other remarks, Roof Cover	Bathroom
Features	Air Conditioning-Central, Closet Organizers, Deck, Engineered	Air Conditioning-Central, Garburator, High-Efficiency	Accessibility Features – See Remarks, Air
Gds Included	Alarm system, Dishwasher, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached
Lot Shape	Pie Shaped	Pie Shaped	
Frontage	40 SF	0 SF	0 SF
Depth	149 SF	0 SF	0 SF
Site Influence	Lake View, Lake Access Property, Landscaped deck,	Cul-De-Sac	Fenced, Paved Lane, Landscape, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,443.31/ 24	\$6,913.02/ 24	\$6,777.21/2024
List Price	\$899,900	\$749,900	\$679,900
List Price/SF	\$363.89	\$378.16	\$411.56
Sold Price	\$950,000	\$740,000	\$752,000
Sold Price/SF	\$384.15	\$373.17	\$455.21
Sell/List Ratio	105.6%	98.7%	110.6%
DOM	8	19	9



Status	Sold	Sold	Sold
MLS® #	202510502	202509956	202509734
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	60 Duncan Norrie Drive	376 Lindenwood Drive E	144 Huntingdale Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1996	OL / 1992	OL / 1993
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2428 SF	2218 SF	1950 SF
Fin Basement	0.00 M2/0 SF	72.00 M2/775 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Brick & Siding, Stucco	Stucco
Fireplace(s)	Marble fac	Brick Facing	Brick Facing
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwashers - Two, Dryer,	Blinds, Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached	Triple Attached, Paved Driveway	Double Attached
Lot Shape	Normal		
Frontage	0 SF	61 SF	0 SF
Depth	0 SF	120 SF	0 SF
Site Influence	Fenced, Playground Nearby, Shopping Nearby, Public	Landscaped deck, No Back Lane, Paved Street, Playground	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,354.96/ 24	\$6,712.46/2024	\$5,762.41/2024
List Price	\$769,000	\$794,900	\$649,000
List Price/SF	\$316.72	\$358.39	\$332.82
Sold Price	\$781,000	\$800,000	\$770,000
Sold Price/SF	\$321.66	\$360.69	\$394.87
Sell/List Ratio	101.6%	100.6%	118.6%
DOM	7	15	7



Status	Sold	Sold	Sold
MLS® #	202509445	202509077	202509101
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	139 Wallingford Crescent	11 Hawkesbury Crescent	55 Simsbury Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	/ 1997	OL / 1993
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2080 SF	1709 SF	2218 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Brick Facing	Tile Facing	Brick Facing, Glass Door
Fireplace Fuel	Wood	Gas	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		Normal
Frontage	59 SF	0 SF	52 SF
Depth	118 SF	0 SF	114 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby, Shopping	Fenced, Landscape, Landscaped deck, Playground Nearby,	Fenced, Landscape, Playground Nearby, Private Yard, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,012.36/ 24	\$5,667.08/ 24	\$6,200.00/2024
List Price	\$624,900	\$679,000	\$788,000
List Price/SF	\$300.43	\$397.31	\$355.28
Sold Price	\$624,900	\$730,000	\$770,000
Sold Price/SF	\$300.43	\$427.15	\$347.16
Sell/List Ratio	100.0%	107.5%	97.7%
DOM	12	7	19



Status	Sold	Sold	Sold
MLS® #	202420572	202508930	202508251
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	59 Brentcliffe Drive	27 Bonnycastle Court	19 Ridgebury Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	OL / 1987	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2470 SF	2185 SF	1849 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)	Brick Facing	Brick Facing	Brick Facing
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Kitchen, Other r	Bathroom, Flooring, Other remarks,
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Sump Pump	Air Conditioning-Central, Bar dry, Cook Top, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	0 SF	67 SF	54 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio	Cul-De-Sac, Fenced, Landscaped deck, Playground	Fenced, Landscaped deck, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,322.85/2023	\$6,752.77/ 24	\$5,471.22/ 24
List Price	\$799,900	\$699,900	\$624,900
List Price/SF	\$323.85	\$320.32	\$337.97
Sold Price	\$860,000	\$820,808	\$690,000
Sold Price/SF	\$348.18	\$375.66	\$373.17
Sell/List Ratio	107.5%	117.3%	110.4%
DOM	7	8	8



Status	Sold	Sold	Sold
MLS® #	202508255	202507758	202507276
Area/Neighbr	1M/Linden Woods	1M/Linden Ridge	1M/Linden Woods
Address	796 Lindenwood Drive	22 Phantom Ridge Road	19 Marksbridge Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2004	OL / 2005	/ 1998
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1750 SF	2340 SF	2486 SF
Fin Basement	139.35 M2/1,500 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Stone		Brick Facing
Fireplace Fuel	Gas		Gas
Flooring	Cork, Wall-to-wall carpet, Tile, Vinyl I	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring	Electrical, Kitchen, Other remarks	Roof Coverings
Features	Air Conditioning-Central, Central Exhaust, Exterior walls, 2x6",	Air Conditioning-Central, Bar wet, Ceiling Fan, Exterior walls, 2x6",	Air Conditioning-Central, Bar wet, Deck, Exterior walls, 2x6",
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Dishwasher, Dryer, Freezer,
Parking	Double Attached	Double Attached	Double Detached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage	70 SF	54 SF	50 SF
Depth	118 SF	130 SF	118 SF
Site Influence	Corner, Fenced, Landscape, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,	Flat Site, Landscaped deck, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,407.59/ 24	\$7,412.51/ 24	\$8,090.30/2024
List Price	\$699,900	\$924,900	\$799,900
List Price/SF	\$399.94	\$395.26	\$321.76
Sold Price	\$675,000	\$960,000	\$876,000
Sold Price/SF	\$385.71	\$410.26	\$352.37
Sell/List Ratio	96.4%	103.8%	109.5%
DOM	29	7	7



Status	Sold	Sold	Sold
MLS® #	202506707	202506309	202505842
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	143 Huntingdale Road	23 Waterbury Drive	324 Lindenwood Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1993	OL / 1986	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2100 SF	1650 SF	2564 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)	Tile Facing	Stone	Brick Facing
Fireplace Fuel	Gas	Gas	Wood
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Other r		
Features	Air Conditioning-Central, Deck, Hood Fan, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Laundry	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	52 SF	0 SF	0 SF
Depth	114 SF	0 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, Shopping	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,086.33/2024	\$6,209.18/2024	\$6,769.09/2024
List Price	\$729,000	\$550,000	\$729,000
List Price/SF	\$347.14	\$333.33	\$284.32
Sold Price	\$800,000	\$635,023	\$775,000
Sold Price/SF	\$380.95	\$384.86	\$302.26
Sell/List Ratio	109.7%	115.5%	106.3%
DOM	6	11	7



Status	Sold	Sold	Sold
MLS® #	202505762	202505605	202505295
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	79 Thurston Bay	201 Westchester Drive	91 Duncan Norrie Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2002	/ 1989	OL / 1996
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Two Storey
Living Area	1800 SF	2090 SF	1706 SF
Fin Basement	0.00 M2/0 SF	88.26 M2/950 SF	46.45 M2/500 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Brick, Stucco	Stucco
Fireplace(s)	Glass Door	Brick Facing	Corner
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Flooring, Furn	Other remarks, Roof Coverings, Win
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Smoke	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Engineered Floor Joist, Exterior
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Garage door opener	Double Attached, Front Drive Access	Double Attached
Lot Shape	Normal		
Frontage	42 SF	55 SF	50 SF
Depth	118 SF	115 SF	0 SF
Site Influence	Public Transportation	Fenced, Landscape, No Back Lane, Paved Street, Playground	Fenced, Landscape, Landscaped deck, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,006.50/2024	\$5,955.55/ 24	\$6,475.81/ 24
List Price	\$619,900	\$649,900	\$619,900
List Price/SF	\$344.39	\$310.96	\$363.36
Sold Price	\$647,000	\$728,000	\$675,000
Sold Price/SF	\$359.44	\$348.33	\$395.66
Sell/List Ratio	104.4%	112.0%	108.9%
DOM	9	7	7



Status	Sold	Sold	Sold
MLS® #	202504032	202504035	202503729
Area/Neighbr	1M/Linden Ridge	1M/Linden Woods	1M/Linden Woods
Address	2 Falcon Ridge Drive	19 Simsbury Place	106 Wallingford Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2004	OL / 1994	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2395 SF	2132 SF	2051 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 4 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Stucco	Stucco, Vinyl
Fireplace(s)	Other - See remarks	Glass Door	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Tile	Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Other remarks, Windows
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	58 SF	52 SF	0 SF
Depth	0 SF	110 SF	0 SF
Site Influence	Corner, Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Landscape, No Back Lane, Playground Nearby,	Fenced, Landscape, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,484.48/2024	\$5,993.33/2024	\$5,709.72/ 24
List Price	\$759,900	\$688,000	\$579,900
List Price/SF	\$317.29	\$322.70	\$282.74
Sold Price	\$747,000	\$675,000	\$656,000
Sold Price/SF	\$311.90	\$316.60	\$319.84
Sell/List Ratio	98.3%	98.1%	113.1%
DOM	14	21	7



Status	Sold	Sold	Sold
MLS® #	202502575	202501548	202501643
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1M/Linden Woods
Address	99 Huntingdale Road	93 Thorncliff Bay	336 Lindenwood Drive E
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1995	/ 1984	/ 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1241 SF	1656 SF	2218 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Gas
Flooring	Vinyl Plank, Wood	Cork, Wall-to-wall carpet, Laminate,	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Flooring, Kitchen	
Features	Air Conditioning-Central, Deck, Hood Fan, No Pet Home, No	Air Conditioning-Central, Bar wet, Deck, Garburator,	Air Conditioning-Central, Deck, Hood Fan, Jetted Tub, Laundry -
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Garage door	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener, Insulated garage door,
Lot Shape	Normal		
Frontage	50 SF	59 SF	0 SF
Depth	114 SF	108 SF	0 SF
Site Influence	Fenced, Landscape, Playground Nearby, Shopping Nearby	Fenced, Landscaped deck, Landscaped patio, No Back	Fenced, Landscape, Landscaped deck, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,090.72/ 24	\$5,815.00/ 24	\$6,231.73/ 24
List Price	\$534,900	\$649,900	\$649,000
List Price/SF	\$431.02	\$392.45	\$292.61
Sold Price	\$510,000	\$685,100	\$723,000
Sold Price/SF	\$410.96	\$413.71	\$325.97
Sell/List Ratio	95.3%	105.4%	111.4%
DOM	12	7	8



Status	Sold	Sold	Sold
MLS® #	202501206	202500893	202500641
Area/Neighbr	1M/Linden Woods	1M/Linden Ridge	1M/Linden Woods
Address	835 Lindenwood Drive W	6 Laurel Ridge Drive	19 Eaglemount Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1990	OL / 2004	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1917 SF	1774 SF	1650 SF
Fin Basement	83.61 M2/900 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Brick & Siding	Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Brick Facing		Brick Facing, Glass Door
Fireplace Fuel	Gas		Wood
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, No	Air Conditioning-Central, Ceiling Fan, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Smoke
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Vacuum	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached	Double Attached, Garage door opener
Lot Shape		Normal	
Frontage	0 SF	50 SF	52 SF
Depth	0 SF	118 SF	115 SF
Site Influence	Fenced, Flat Site, Fruit Trees/Shrubs, Low maintenance	Fenced, Low maintenance landscaped, No Back Lane,	Fenced, Landscaped deck, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,724.00/2024	\$6,486.48/2024	\$5,438.95/2024
List Price	\$678,900	\$689,900	\$649,900
List Price/SF	\$354.15	\$388.90	\$393.88
Sold Price	\$650,000	\$650,000	\$635,000
Sold Price/SF	\$339.07	\$366.40	\$384.85
Sell/List Ratio	95.7%	94.2%	97.7%
DOM	8	10	23



Status	Sold	Sold	Sold
MLS® #	202500403	202421185	202504881
Area/Neighbr	1M/Linden Woods	1M/Linden Woods	1N/South Charleswood
Address	74 Hennessey Drive	120 Lindenshore Drive	1490 Loudoun Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1984	/ 2000	OL / 2003
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey Split	Raised Bungalow	Bungalow
Living Area	1890 SF	4400 SF	1883 SF
Fin Basement	0.00 M2/0 SF	364.18 M2/3,920 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 5	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 5 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Walkout	Full
Construction	Wood Frame	Concrete	
Exterior	Brick & Siding, Stucco	Stone	Stucco
Fireplace(s)	Stone, Tile Facing	Marble fac	Glass Door
Fireplace Fuel	Gas	Gas	Wood
Flooring	Tile, Wood	Wall-to-wall carpet, Tile, Wood	See remarks
Foundation	Concrete	Concrete, See remarks	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche		
Features	Air Conditioning-Central, Cook Top, Garburator, High-Efficiency	Air Conditioning-Central, Bar wet, Cook Top, Deck, Garburator,	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Alarm system, Blinds, Dishwasher, Garage door	Alarm system, Blinds, Compactor, Dishwashers - Two,	Blinds, Dishwasher, Dryers - Two, Fridges - Two, Garage door
Parking	Double Attached	Multiple Attached	Triple Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Irregular	
Frontage	56 SF	0 SF	0 SF
Depth	124 SF		0 SF
Site Influence	Fenced, Landscape, Paved Street, Private Yard, Shopping	Fenced, Fruit Trees/Shrubs, Lakefront, Lake View,	Country Residence
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Cistern
Sewer	Municipal/Community	Municipal/Community	Septic Tank/Low Pressure Sewer
Gross Tax	\$6,023.39/2024	\$23,761.29/ 24	\$7,626.34/ 24
List Price	\$575,000	\$3,499,000	\$1,050,000
List Price/SF	\$304.23	\$795.23	\$557.62
Sold Price	\$690,000	\$3,200,000	\$1,000,000
Sold Price/SF	\$365.08	\$727.27	\$531.07
Sell/List Ratio	120.0%	91.5%	95.2%
DOM	6	202	0



Status	Sold	Sold	Sold
MLS® #	202514882	202515275	202514928
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	183 Marygrove Crescent	148 Vanderbilt Drive	156 Marygrove Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1992	/ 1999	OL / 1992
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1232 SF	1629 SF	1222 SF
Fin Basement	0.00 M2/0 SF	138.52 M2/1,491 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Cedar, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)		Direct vent, Tile Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Bathroom, Kitchen, Roof Coverings,	Furnace, Other remarks	Furnace, Roof Coverings, Windows
Features	Air Conditioning-Central, Closet Organizers, Deck, Garburator,	Air Conditioning-Central, Cook Top, Electronic Air Cleaner,	Air Conditioning-Central, Bar dry, Ceiling Fan, Central Exhaust,
Gds Included	Blinds, Compactor, Dishwasher, Dryer, Freezer, Fridges - Two,	Alarm system, Blinds, Dishwasher, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached, Garage door opener, Insulated garage door, Pie Shaped	Double Attached, Front Drive Access, Garage door opener, Normal
Lot Shape			
Frontage	0 SF		38 SF
Depth	0 SF		104 SF
Site Influence	Fenced, Landscape, Landscaped deck, Paved Street, Playground	Corner, Fenced, Fruit Trees/Shrubs, Lake View,	Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,659.53/ 24	\$8,322.49/2025	\$4,460.45/2024
List Price	\$519,900	\$689,900	\$499,900
List Price/SF	\$422.00	\$423.51	\$409.08
Sold Price	\$608,203	\$771,148	\$547,000
Sold Price/SF	\$493.67	\$473.39	\$447.63
Sell/List Ratio	117.0%	111.8%	109.4%
DOM	8	6	6



Status	Sold	Sold	Sold
MLS® #	202514655	202514526	202514517
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	107 St Albans Road	22 Hallmark Point	71 Monticello Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2003	OL / 1986	OL / 1990
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-3 Level	Two Storey
Living Area	1490 SF	1347 SF	1871 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Brick, Stucco, Wood Siding	Brick & Siding, Stucco
Fireplace(s)	Glass Door	Brick Facing	Brick Facing, Corner
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Jetted Tub, No Pet Home, No	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Dishwasher, Dryer, Freezer,
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Pie Shaped		
Frontage	42 SF	49 SF	0 SF
Depth	110 SF	139 SF	0 SF
Site Influence	Corner, Fenced, Landscaped patio, Playground Nearby,	Cul-De-Sac, Fenced, Landscape, Playground Nearby, Shopping	Fenced, Flat Site, No Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,106.16/ 24	\$5,673.22/2025	\$5,163.66/2024
List Price	\$529,900	\$499,000	\$524,900
List Price/SF	\$355.64	\$370.45	\$280.55
Sold Price	\$620,000	\$540,000	\$525,900
Sold Price/SF	\$416.11	\$400.89	\$281.08
Sell/List Ratio	117.0%	108.2%	100.2%
DOM	7	9	11



Status	Sold	Sold	Sold
MLS® #	202514448	202513780	202513007
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	58 Pincarrow Road	223 Fleetwood Road	104 Cedar Glen Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 2001	/ 1996
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	1212 SF	1524 SF	1205 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Corner	Insert	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Vinyl Plank
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Roof Coverings		
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, Deck, Humidifier, Laundry - Main Floor,	Air Conditioning-Central, Deck, Laundry - Main Floor, Patio
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached, Front Drive Access
Lot Shape	Reverse Pie		Normal
Frontage	0 SF	0 SF	42 SF
Depth	0 SF	0 SF	115 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, No Back	Landscape, Landscaped deck, Playground Nearby, Shopping	Fenced, Landscape, Landscaped deck, Landscaped patio, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,743.67/ 25	\$4,450.02/2024	\$5,370.51/2024
List Price	\$499,900	\$529,900	\$549,900
List Price/SF	\$412.46	\$347.70	\$456.35
Sold Price	\$493,000	\$521,888	\$538,000
Sold Price/SF	\$406.77	\$342.45	\$446.47
Sell/List Ratio	98.6%	98.5%	97.8%
DOM	8	17	21



Status	Sold	Sold	Sold
MLS® #	202510936	202511547	202511345
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	147 Southbend Crescent	171 Southbend Crescent	15 Leander Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1990	OL / 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Cab-Over
Living Area	1293 SF	1870 SF	1794 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick & Siding, Stucco	Stucco
Fireplace(s)		Brick Facing	Insert
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Furnace, Kitchen, Other rei	Flooring, Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Closet Organizers, Deck, Main floor full
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	Normal
Frontage	46 SF	50 SF	0 SF
Depth	110 SF	110 SF	0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Flat Site, Golf Nearby, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,702.10/2024	\$5,302.16/ 24	\$5,427.80/ 24
List Price	\$498,900	\$584,900	\$589,900
List Price/SF	\$385.85	\$312.78	\$328.82
Sold Price	\$525,000	\$592,000	\$640,015
Sold Price/SF	\$406.03	\$316.58	\$356.75
Sell/List Ratio	105.2%	101.2%	108.5%
DOM	8	6	8



Status	Sold	Sold	Sold
MLS® #	202508295	202510348	202510158
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	147 Apple Hill Road	52 MARYGROVE Crescent	51 Royal Oak Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1990	OL / 1996
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Bi-Level
Living Area	1736 SF	1572 SF	1340 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing, Glass Door		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Cork, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Flooring, Kitch	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Closet Organizers, Deck, Garburator,	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached, Front Drive Access, Garage door opener	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Normal	Normal	
Frontage	0 SF	46 SF	42 SF
Depth	0 SF	105 SF	131 SF
Site Influence	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Park/reserve, Playground Nearby, Shopping	Fenced, Landscaped deck, No Back Lane, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,926.77/2024	\$4,866.57/ 24	\$4,673.43/2024
List Price	\$589,900	\$539,900	\$524,900
List Price/SF	\$339.80	\$343.45	\$391.72
Sold Price	\$579,000	\$628,520	\$545,000
Sold Price/SF	\$333.53	\$399.82	\$406.72
Sell/List Ratio	98.2%	116.4%	103.8%
DOM	8	8	8



Status	Sold	Sold	Sold
MLS® #	202509997	202509801	202509186
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	380 Columbia Drive	660 Scurfield Boulevard	19 Setterington Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1990	OL / 1997	OL / 2004
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1570 SF	1234 SF	1857 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	78.97 M2/850 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Stucco	Brick & Siding, Stucco
Exterior	Brick & Siding, Stucco	Corner, Heatilator/Fan	Brick & Siding, Stucco
Fireplace(s)	Brick Facing	Gas	Gas
Fireplace Fuel	See remarks, Wood	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl, Wood
Flooring	Wall-to-wall carpet, Wood	Concrete	Concrete
Foundation	Concrete	Shingle	Shingle
Roof	Shingle	Furnace, Roof Coverings	Furnace, Roof Coverings
Remodelled	Furnace, Other remarks, Roof Cover	Air Conditioning-Central, Closet	Air Conditioning-Central, Deck,
Features	High-Efficiency Furnace, Jetted	Organizers, Deck,	Exterior walls, 2x6", Heat
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Garage door opener	Double Attached	Double Attached
Lot Shape	Pie Shaped		Normal
Frontage	0 SF	38 SF	40 SF
Depth	0 SF	131 SF	110 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Golf Nearby, No Back Lane, Park/reserve, Playground	Fenced, Landscape, No Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,032.70/2024	\$4,749.70/ 24	\$5,506.90/ 24
List Price	\$574,900	\$549,900	\$579,900
List Price/SF	\$366.18	\$445.62	\$312.28
Sold Price	\$574,900	\$545,000	\$630,000
Sold Price/SF	\$366.18	\$441.65	\$339.26
Sell/List Ratio	100.0%	99.1%	108.6%
DOM	8	10	8



Status	Sold	Sold	Sold
MLS® #	202508980	202508688	202505437
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	55 Beacon Hill Place	70 Meadowbank Road	10 Sandown Point
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1996	OL / 1994	OL / 1995
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2360 SF	1229 SF	1770 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Tile Facing	Glass Door	Tile Facing
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Tile, Wood	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen	Basement, Bathroom, Flooring, Furn	Windows
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Accessibility Access, Accessibility Features – See	Air Conditioning-Central, Deck, Laundry - Main Floor, Patio,
Gds Included	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Blinds, Dishwasher, Dryers - Two, Garage door opener,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener	Double Attached
Lot Shape		Normal	Normal
Frontage	0 SF	40 SF	40 SF
Depth	0 SF	100 SF	110 SF
Site Influence	Cul-De-Sac, Fenced, Landscape, Landscaped deck, Playground	Fenced, Landscaped deck, Paved Street, Playground	Cul-De-Sac, Fenced, Landscaped deck, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,035.87/ 24	\$4,549.43/ 24	\$5,070.83/2024
List Price	\$739,000	\$509,900	\$549,900
List Price/SF	\$313.14	\$414.89	\$310.68
Sold Price	\$725,000	\$555,000	\$608,000
Sold Price/SF	\$307.20	\$451.59	\$343.50
Sell/List Ratio	98.1%	108.8%	110.6%
DOM	15	7	9



Status	Sold	Sold	Sold
MLS® #	202508291	202508320	202506929
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	199 Marygrove Crescent	23 Hawkwood Gate	239 Scurfield Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1992	OL / 2002	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1202 SF	1510 SF	1258 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick & Siding	Stucco	Brick & Siding, Stucco
Fireplace(s)		Glass Door, Tile Facing	Brick Facing, Tile Facing
Fireplace Fuel		Gas	Gas
Flooring	Laminate	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Roof Coverings	Insulation, Roof Coverings, Windows
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Bar wet, Closet Organizers, Deck,
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape		Normal	
Frontage	38 SF	38 SF	57 SF
Depth	105 SF	115 SF	0 SF
Site Influence	No Back Lane, Paved Street, Playground Nearby, Shopping	Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Landscaped deck, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,832.47/ 24	\$4,807.50/2024	\$4,741.39/2024
List Price	\$499,800	\$529,900	\$519,900
List Price/SF	\$415.81	\$350.93	\$413.28
Sold Price	\$550,000	\$548,000	\$550,000
Sold Price/SF	\$457.57	\$362.91	\$437.20
Sell/List Ratio	110.0%	103.4%	105.8%
DOM	9	15	8



Status	Sold	Sold	Sold
MLS® #	202506920	202506315	202506494
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	941 Scurfield Boulevard	15 Eagleridge Court	23 Leamington Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	OL / 1987	OL / 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bi-Level
Living Area	1915 SF	2140 SF	996 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Brick, Stucco	Stone, Stucco, Wood Shingle
Fireplace(s)	Corner, Tile Facing	Glass Door	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Laminate, Tile	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Bathroom, Electrical, Flooring	
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Play structure, Refrigerator, Storage
Parking	Double Attached	Triple Attached	Single Attached
Lot Shape	Irregular		
Frontage	46 SF	0 SF	50 SF
Depth	120 SF	0 SF	108 SF
Site Influence	Fenced, Low maintenance landscaped, Playground Nearby,	Cul-De-Sac, Lake View, Lake Access Property, No Back Lane,	Fenced, No Back Lane, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,445.26/2024	\$7,369.78/ 24	\$4,244.74/2024
List Price	\$599,900	\$709,900	\$449,900
List Price/SF	\$313.26	\$331.73	\$451.71
Sold Price	\$640,000	\$705,000	\$460,900
Sold Price/SF	\$334.20	\$329.44	\$462.75
Sell/List Ratio	106.7%	99.3%	102.4%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202506420	202505347	202505335
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	7 Leander Crescent	115 Vanderbilt Drive	95 Monticello Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2003	OL / 1998	OL / 1991
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1837 SF	2060 SF	1515 SF
Fin Basement	148.64 M2/1,600 SF	90.02 M2/969 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)	Tile Facing	Direct vent	Corner
Fireplace Fuel	Gas	Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Garage, Kitchen	Flooring, Kitchen, Other remarks	Bathroom, Kitchen, Roof Coverings,
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Ceiling Fan, Hood Fan, Laundry - Main	Air Conditioning-Central, Bar dry, Garburator, Hood Fan, Main floor
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	42 SF	52 SF	48 SF
Depth	110 SF	119 SF	110 SF
Site Influence	Fenced, Flat Site, Landscaped deck, No Back Lane, Playground	Fenced, Park/reserve, Playground Nearby	Landscaped patio, No Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,603.00/ 24	\$6,098.93/ 24	\$5,119.02/2024
List Price	\$629,900	\$689,900	\$549,900
List Price/SF	\$342.90	\$334.90	\$362.97
Sold Price	\$710,000	\$720,000	\$651,050
Sold Price/SF	\$386.50	\$349.51	\$429.74
Sell/List Ratio	112.7%	104.4%	118.4%
DOM	9	6	11



Status	Sold	Sold	Sold
MLS® #	202504353	202504830	202504416
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	63 Royal Oak Drive	142 Georgetown Drive	16 Leander Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1996	OL / 2000	OL / 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1273 SF	1580 SF	2060 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Brick, Stucco	Stucco
Fireplace(s)		Tile Facing	Glass Door, Tile Facing
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			
Frontage	0 SF	48 SF	0 SF
Depth	0 SF	124 SF	0 SF
Site Influence	Fenced, Playground Nearby, Public Transportation	Fenced, Paved Street, Playground Nearby, Shopping	Fenced, Landscaped deck, No Back Lane, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,425.42/ 24	\$5,490.17/ 24	\$5,386.47/ 24
List Price	\$509,900	\$475,000	\$549,900
List Price/SF	\$400.55	\$300.63	\$266.94
Sold Price	\$556,630	\$550,000	\$590,000
Sold Price/SF	\$437.26	\$348.10	\$286.41
Sell/List Ratio	109.2%	115.8%	107.3%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202503914	202503501	202503499
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	70 Leander Crescent	460 Scurfield Boulevard	19 Hammersmith Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2002	/ 1990	OL / 1988
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Bungalow	Two Storey
Living Area	1771 SF	1500 SF	1496 SF
Fin Basement	0.00 M2/0 SF	130.06 M2/1,400 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Brick, Stucco	Brick & Siding, Stucco
Fireplace(s)	Insert, Tile Facing	Brick Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen, Roof Co	Other remarks, Roof Coverings	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
Parking	Double Attached	Double Attached, Oversized	Single Attached
Lot Shape			
Frontage	42 SF	48 SF	
Depth	110 SF	0 SF	
Site Influence	Fenced, Low maintenance landscaped, No Back Lane,	Fenced, Flat Site, Vegetable Garden, Treed Lot	Landscape, Playground Nearby, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,541.47/ 24	\$5,369.94/ 23	\$4,706.19/2025
List Price	\$599,900	\$549,900	\$499,900
List Price/SF	\$338.74	\$366.60	\$334.16
Sold Price	\$661,000	\$632,000	\$499,000
Sold Price/SF	\$373.24	\$421.33	\$333.56
Sell/List Ratio	110.2%	114.9%	99.8%
DOM	7	7	21



Status	Sold	Sold	Sold
MLS® #	202502397	202502310	202500567
Area/Neighbr	1P/Whyte Ridge	1P/Fort Whyte	1P/Whyte Ridge
Address	68 Cloverwood Road	153 Sigma Avenue	174 Sheffield Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2002	/ 1953	OL / 1997
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	One and a Half	Two Storey
Living Area	1524 SF	1100 SF	1865 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Stucco
Fireplace(s)	Tile Facing		Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Furnace, Plum	
Features	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer, Window Coverings	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Double Attached	Single Detached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	
Frontage	0 SF	50 SF	0 SF
Depth	0 SF	107 SF	0 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped deck, Park/reserve,	Fenced, Landscape, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,531.96/2024	\$3,240.96/2024	\$5,523.08/2024
List Price	\$499,900	\$287,500	\$549,900
List Price/SF	\$328.02	\$261.36	\$294.85
Sold Price	\$536,289	\$305,000	\$650,174
Sold Price/SF	\$351.90	\$277.27	\$348.62
Sell/List Ratio	107.3%	106.1%	118.2%
DOM	7	12	8



Status	Sold	Sold	Sold
MLS® #	202501149	202500900	202500008
Area/Neighbr	1P/Whyte Ridge	1P/Whyte Ridge	1P/Whyte Ridge
Address	91 Meadowbank Road	220 Fleetwood Road	27 Battleford Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	OL / 1999	/ 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1180 SF	1257 SF	1376 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace		Addition, Roof Coverings
Features	Air Conditioning-Central, Central Exhaust, Deck, Exterior walls,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Exterior walls, 2x6",
Gds Included	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		Pie Shaped
Frontage	42 SF	38 SF	0 SF
Depth	0 SF	109 SF	0 SF
Site Influence	Fenced, Landscaped deck, Paved Street, Shopping Nearby	Fenced, Low maintenance landscaped, Private Yard, Public	Fenced, Ski Hill, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,282.97/2024	\$0.00/2024	\$4,384.11/ 24
List Price	\$489,900	\$534,900	\$474,900
List Price/SF	\$415.17	\$425.54	\$345.13
Sold Price	\$507,000	\$510,000	\$510,000
Sold Price/SF	\$429.66	\$405.73	\$370.64
Sell/List Ratio	103.5%	95.3%	107.4%
DOM	11	17	8



Status	Sold	Sold	Sold
MLS® #	202515406	202514591	202512898
Area/Neighbr	1Q/Richmond Lakes	1Q/Richmond Lakes	1Q/Richmond Lakes
Address	58 Berard Way	130 La Porte Drive	2 Gosselin Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 2009	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1201 SF	1020 SF	1166 SF
Fin Basement	82.68 M2/890 SF	0.00 M2/0 SF	74.32 M2/800 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Brick & Siding
Fireplace(s)	Glass Door		Brick Facing
Fireplace Fuel	Wood		Electric, Wood
Flooring	Laminate, Tile, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen, Roof Co		Basement, Bathroom, Flooring, Furn
Features	Deck, High-Efficiency Furnace, Pool above ground	Air Conditioning-Central, Deck, Dog run fenced in, Patio, Sump	Air Conditioning-Central, Bar wet, Closet Organizers, Dog run
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Single Attached	Double Attached, Garage door opener, Insulated, Paved	Parking Pad, Rear Drive Access
Lot Shape		Pie Shaped	Normal
Frontage	51 SF	0 SF	40 SF
Depth	103 SF	0 SF	
Site Influence	Landscaped deck, Paved Street, Playground Nearby, Shopping	Cul-De-Sac, Fenced, Fruit Trees/Shrubs	Fenced, Back Lane, Landscaped patio, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,856.01/2024	\$5,202.72/2025	\$3,981.00/ 24
List Price	\$399,900	\$459,900	\$399,900
List Price/SF	\$332.97	\$450.88	\$342.97
Sold Price	\$450,000	\$450,000	\$399,900
Sold Price/SF	\$374.69	\$441.18	\$342.97
Sell/List Ratio	112.5%	97.8%	100.0%
DOM	8	8	6



Status	Sold	Sold	Sold
MLS® #	202513639	202513099	202511569
Area/Neighbr	1Q/St Norbert	1Q/Richmond Lakes	1Q/Grandmont Park
Address	39 Dorge Drive	255 Grandmont Boulevard	93 Laurent Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1975	OL / 1983	OL / 1984
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	960 SF	820 SF	1072 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Wood Siding	Composite
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	See remarks	Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Exterior, Furnace, Roof C
Features		Air Conditioning-Central, Main floor full bathroom, No Pet Home, Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,	Air Conditioning-Central, High-Efficiency Furnace, Main Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer
Gds Included			
Parking	Unpaved Driveway	No Garage, Parking Pad, Rear Drive Access	Front Drive Access, Parking Pad, Plug-In
Lot Shape		Normal	Normal
Frontage	0 SF	33 SF	40 SF
Depth	0 SF	103 SF	0 SF
Site Influence	Corner	Corner, Fenced, Back Lane, Park/reserve, Playground	Fenced, Golf Nearby, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,420.00/2024	\$3,352.24/2024	\$3,879.72/ 24
List Price	\$265,000	\$349,900	\$339,900
List Price/SF	\$276.04	\$426.71	\$317.07
Sold Price	\$297,500	\$401,000	\$441,000
Sold Price/SF	\$309.90	\$489.02	\$411.38
Sell/List Ratio	112.3%	114.6%	129.7%
DOM	4	7	8



Status	Sold	Sold	Sold
MLS® #	202508563	202508560	202508847
Area/Neighbr	1Q/St Norbert	1Q/St Norbert	1Q/St Norbert
Address	74 Le Maire Street	76 Le Maire Street	221 Laurent Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1973	/ 1981
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Seasonal	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	920 SF	932 SF	1155 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 0 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Other-Remarks, Stucco	Other-Remarks, Stucco	Other-Remarks, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Furnace, Other remarks,
Features			Air Conditioning-Central, Heat recovery ventilator, Main floor full
Gds Included	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,
Parking	Front Drive Access	No Garage, Parking Pad	Front Drive Access
Lot Shape	Normal	Normal	Pie Shaped
Frontage	33 SF	25 SF	0 SF
Depth	110 SF	109 SF	0 SF
Site Influence	Fenced, Flat Site, Paved Street	Fenced, Back Lane, Paved Street	Fenced, Vegetable Garden, Landscape, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,656.40/ 24	\$2,570.63/ 24	\$3,874.83/2024
List Price	\$250,000	\$250,000	\$353,900
List Price/SF	\$271.74	\$268.24	\$306.41
Sold Price	\$250,000	\$250,000	\$431,800
Sold Price/SF	\$271.74	\$268.24	\$373.85
Sell/List Ratio	100.0%	100.0%	122.0%
DOM	18	18	7



Status	Sold	Sold	Sold
MLS® #	202510408	202509387	202509503
Area/Neighbr	1Q/St Norbert	1Q/St Norbert	1Q/Grandmont Park
Address	129 Le Maire Street	876 Lemay Avenue	116 Le Maire Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1972	OL / 1965	OL / 1972
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	
Style	Two Storey	Bungalow	Two Storey
Living Area	1089 SF	1140 SF	928 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Other-Remarks, Vinyl	Brick, Wood Shingle	Stucco, Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel			
Flooring	Laminate, See remarks, Vinyl	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Furnace, Other remarks, Roof Cover		Bathroom, Exterior, Flooring, Furnac
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Dog run fenced in,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Rear Drive Access	Single Attached, Front Drive Access, Garage door opener,	Parking Pad, Rear Drive Access, Unpaved Driveway
Lot Shape		Normal	Normal
Frontage	0 SF	62 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Paved Lane, Landscape, Playground Nearby,	Fenced, Golf Nearby, Paved Lane, No Back Lane,	Fenced, Golf Nearby, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,673.20/2024	\$4,290.68/ 24	\$2,576.77/2024
List Price	\$249,900	\$399,900	\$234,900
List Price/SF	\$229.48	\$350.79	\$253.13
Sold Price	\$255,100	\$500,876	\$270,200
Sold Price/SF	\$234.25	\$439.36	\$291.16
Sell/List Ratio	102.1%	125.3%	115.0%
DOM	15	7	6



Status	Sold	Sold	Sold
MLS® #	202508702	202507909	202425783
Area/Neighbr	1Q/St Norbert	1Q/St Norbert	1Q/Grandmont Park
Address	1074 Ducharme Avenue	943 De L'Eglise Avenue	35 Bibeaudel Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1944	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and a Half	Bi-Level
Living Area	1174 SF	1623 SF	1058 SF
Fin Basement	74.32 M2/800 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Half basement	Full
Construction	Wood Frame		
Exterior	Brick, Stucco, Vinyl	Vinyl	Brick, Stucco, Wood Siding
Fireplace(s)	Stove	Free-standing	Brick Facing
Fireplace Fuel	Gas	Electric	Wood
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Furnace, Plumbing, Windows	
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Engineered Floor Joist,
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Satellite	Dishwasher, Dryer, Fridges - Two, Storage Shed, Stoves -
Parking	Double Detached	Carport, Heated, Insulated, Workshop	Front Drive Access, No Garage
Lot Shape	Normal	Normal	
Frontage	87 SF		
Depth	82 SF		
Site Influence	Corner, Fenced, Landscaped deck, Landscaped patio,	Public Transportation, Treed Lot	Fenced, Low maintenance landscaped, Landscape, No
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,475.08/2024	\$4,242.81/2024	\$3,607.76/ 24
List Price	\$399,900	\$384,900	\$379,900
List Price/SF	\$340.63	\$237.15	\$359.07
Sold Price	\$430,000	\$430,000	\$364,900
Sold Price/SF	\$366.27	\$264.94	\$344.90
Sell/List Ratio	107.5%	111.7%	96.1%
DOM	8	8	16



Status	Sold	Sold	Sold
MLS® #	202507529	202504328	202502188
Area/Neighbr	1Q/St Norbert	1Q/St Norbert	1Q/St Norbert
Address	824 Cloutier Drive	884 St Gabriel Avenue	19 Berard Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1973	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1366 SF	1092 SF	919 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 1 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stone, Vinyl	Stucco, Wood Siding
Fireplace(s)		Free-standing	Stone
Fireplace Fuel		Gas	Wood
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl,	Laminate, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	See remarks	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Kitch	Bathroom, Flooring, Kitchen, Roof C	
Features	Air Conditioning-Central, Cook Top, Deck, Laundry - Main Floor,	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Closet Organizers, Deck, Main floor full
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached	Single Attached, Garage door opener, Heated, Insulated, Paved	Single Detached, Garage door opener, Rear Drive Access
Lot Shape	Normal		Normal
Frontage	90 SF	0 SF	40 SF
Depth	140 SF	0 SF	100 SF
Site Influence	Fenced, Landscaped deck, River View, Shopping Nearby, Public	Flat Site, No Back Lane, Park/reserve, Paved Street,	Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air, Infloor	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,482.50/2024	\$4,204.59/ 24	\$3,926.82/2024
List Price	\$759,000	\$359,900	\$399,900
List Price/SF	\$555.64	\$329.58	\$435.15
Sold Price	\$759,000	\$411,884	\$419,000
Sold Price/SF	\$555.64	\$377.18	\$455.93
Sell/List Ratio	100.0%	114.4%	104.8%
DOM	6	7	7



Status	Sold	Sold	Sold
MLS® #	202502471	202502114	202502049
Area/Neighbr	1Q/Grandmont Park	1Q/St Norbert	1Q/St Norbert
Address	109 Grandmont Boulevard	967 Lemay Avenue	179 Le Maire Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	/ 1900	OL / 1972
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Two Storey
Living Area	880 SF	787 SF	928 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Not known, Wood Frame	
Exterior	Stucco, Wood Siding	Wood Siding	Vinyl
Fireplace(s)	Brick Facing, Other - See remarks		
Fireplace Fuel	See remarks, Wood		
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete, Not known	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled	Garage	Bathroom, Kitchen	Basement, Flooring
Features	Air Conditioning-Central	Air Conditioning-Central, Bar wet, Deck, Main floor full bathroom,	Hood Fan, Patio, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage	Bar Fridge, Dishwasher, Dryer, Refrigerator, See remarks,	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,
Parking	Rear Drive Access	Front Drive Access	Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	34 SF	50 SF	
Depth	120 SF	149 SF	
Site Influence	Corner, Back Lane, Low maintenance landscaped, Paved	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Golf Nearby,	Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,053.43/ 24	\$3,029.16/2024	\$2,286.86/2024
List Price	\$209,900	\$299,900	\$294,900
List Price/SF	\$238.52	\$381.07	\$317.78
Sold Price	\$248,000	\$343,000	\$290,000
Sold Price/SF	\$281.82	\$435.83	\$312.50
Sell/List Ratio	118.2%	114.4%	98.3%
DOM	7	7	27



Status	Sold	Sold	Sold
MLS® #	202501012	202500768	202500799
Area/Neighbr	1Q/St Norbert	1Q/Grandmont Park	1Q/Richmond Lakes
Address	285 Houde Drive	35 Ramage Place	99 Delorme Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1988	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	708 SF	1435 SF	1066 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Concrete, Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl	Laminate, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Exterior, Floor	Basement	Basement, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Accessibility Access, Air Conditioning-Central, Deck, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Fridges - Two, Storage Shed,
Parking	Front Drive Access, No Garage, Plug-In	Double Attached	Front Drive Access
Lot Shape	Normal		Normal
Frontage	36 SF	0 SF	40 SF
Depth	100 SF	0 SF	95 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Landscape, No Back Lane,	Lake View	Fenced, Golf Nearby, Lake View, Lake Access Property,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,432.89/2024	\$4,576.66/2024	\$3,655.32/2024
List Price	\$319,900	\$439,000	\$389,900
List Price/SF	\$451.84	\$305.92	\$365.76
Sold Price	\$355,285	\$439,000	\$397,500
Sold Price/SF	\$501.81	\$305.92	\$372.89
Sell/List Ratio	111.1%	100.0%	101.9%
DOM	7	2	7



Status	Sold	Sold	Sold
MLS® #	202500509	202500284	202500197
Area/Neighbr	1Q/St Norbert	1Q/Grandmont Park	1Q/Richmond Lakes
Address	81 Laurent Drive	160 Laurent Cove	34 Verrier Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1983	/ 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	850 SF	1040 SF	963 SF
Fin Basement	0.00 M2/0 SF	78.97 M2/850 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Vinyl	Stone, Stucco, Vinyl	Stone, Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior		Bathroom, Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	No Pet Home, No Smoking Home	Air Conditioning-Central, Deck, High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Front Drive Access	Parking Pad	Front Drive Access
Lot Shape			
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscape, Playground Nearby	Cul-De-Sac, Fenced	Cul-De-Sac, Fenced, Golf Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,411.54/2024	\$3,877.67/2024	\$3,636.44/ 24
List Price	\$324,900	\$379,900	\$429,900
List Price/SF	\$382.24	\$365.29	\$446.42
Sold Price	\$352,100	\$382,500	\$410,000
Sold Price/SF	\$414.24	\$367.79	\$425.75
Sell/List Ratio	108.4%	100.7%	95.4%
DOM	5	19	33



Status	Sold	Sold	Sold
MLS® #	202515443	202515441	202514860
Area/Neighbr	1R/Bridgwater Trails	1R/Bridgwater Trails	1R/Bridgwater Forest
Address	445 Bridge Lake Drive	6 Del Monica Road	19 Beddington Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2015	OL / 2016	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Two Storey
Living Area	1288 SF	1477 SF	2464 SF
Fin Basement	0.00 M2/0 SF	55.74 M2/600 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Aluminum Siding, Stucco	Stucco, Wood Siding
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Laminate
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Kitchen
Features		Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Cook Top, Heat recovery
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Double Detached	Double Detached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	0 SF	0 SF	54 SF
Depth	0 SF	0 SF	91 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Low maintenance landscaped, Landscaped deck, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,767.15/2025	\$4,704.07/2024	\$6,658.25/ 24
List Price	\$519,000	\$599,900	\$749,900
List Price/SF	\$402.95	\$406.16	\$304.34
Sold Price	\$535,000	\$585,000	\$765,000
Sold Price/SF	\$415.37	\$396.07	\$310.47
Sell/List Ratio	103.1%	97.5%	102.0%
DOM	7	5	10



Status	Sold	Sold	Sold
MLS® #	202514687	202513381	202514297
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Lakes	1R/South Pointe
Address	18 Hunterbrook Road	256 Brookfield Crescent	100 Turnstone Terrace
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2014	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2315 SF	1570 SF	1891 SF
Fin Basement	55.74 M2/600 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)	Brick Facing		Insert
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Other remarks
Features	Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor,	Deck, High-Efficiency Furnace, Smoke Detectors, Sump Pump	Air Conditioning-Central, Central Exhaust, Deck, Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage
Parking	Double Attached	Double Detached, Parking Pad	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	36 SF	40 SF
Depth	92 SF	118 SF	118 SF
Site Influence	Fenced, Landscape, Landscaped deck, No Back Lane, Paved	Flat Site, Back Lane, Landscape, Playground Nearby,	Fenced, Landscaped deck, No Back Lane, No Through Road, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,799.96/2024	\$5,183.09/2024	\$5,506.91/ 24
List Price	\$688,888	\$539,900	\$569,900
List Price/SF	\$297.58	\$343.89	\$301.37
Sold Price	\$692,000	\$601,000	\$605,000
Sold Price/SF	\$298.92	\$382.80	\$319.94
Sell/List Ratio	100.5%	111.3%	106.2%
DOM	6	8	6



Status	Sold	Sold	Sold
MLS® #	202513867	202513438	202513940
Area/Neighbr	1R/Bridgewater Lakes	1R/Prairie Pointe	1R/Prairie Pointe
Address	174 Sablewood Road	219 BELL GARDENS Cove	28 Hughes Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 2024	OL / 2022
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1115 SF	1387 SF	1260 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone, Stucco, Vinyl	Stone, Stucco	Stucco
Fireplace(s)	Glass Door	Tile Facing	Glass Door, Tile Facing
Fireplace Fuel	Electric	Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Accessibility Access, Air Conditioning-Central, Bar wet,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Dog run fenced in, Exterior walls,
Gds Included	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Garage door opener, Paved Driveway, Rear	Single Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape			Normal
Frontage	0 SF		38 SF
Depth	0 SF		120 SF
Site Influence	Fenced, Accessibility Access, Back Lane, Landscaped deck,	Flat Site, Landscaped deck, Paved Street	Corner, Fenced, Flat Site, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,563.06/2024	\$0.00/ 25	\$4,342.49/2025
List Price	\$524,900	\$479,999	\$569,900
List Price/SF	\$470.76	\$346.07	\$452.30
Sold Price	\$545,000	\$490,000	\$564,000
Sold Price/SF	\$488.79	\$353.28	\$447.62
Sell/List Ratio	103.8%	102.1%	99.0%
DOM	6	11	16



Status	Sold	Sold	Sold
MLS® #	202513635	202511212	202513464
Area/Neighbr	1R/Bridgwater Trails	1R/Bridgwater Forest	1R/Bridgwater Centre
Address	225 Appleford Gate	95 MAPLE CREEK Road	267 Park West Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2016	/ 2011	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1721 SF	1820 SF	1537 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y
Basement	Full	Full, Walkout	Full
Construction			
Exterior	Composite, Stone	Stone, Stucco	Vinyl
Fireplace(s)	Tile Facing	Stone	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Cork, Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Garburator,	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwashers - Two, Dryers - Two, Fridges - Two,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached	Double Detached
Lot Shape	Normal		
Frontage	0 SF	0 SF	0 SF
Depth	0 SF		
Site Influence	Paved Lane, Landscaped deck, Park/reserve, Paved Street,	Lakefront, Landscape, No Back Lane, Shopping Nearby	Back Lane, Landscape, Paved Street, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,930.73/2024	\$8,298.12/2024	\$4,488.42/ 24
List Price	\$629,900	\$1,099,000	\$499,900
List Price/SF	\$366.01	\$603.85	\$325.24
Sold Price	\$620,000	\$1,050,000	\$501,000
Sold Price/SF	\$360.26	\$576.92	\$325.96
Sell/List Ratio	98.4%	95.5%	100.2%
DOM	19	11	8



Status	Sold	Sold	Sold
MLS® #	202513348	202513290	202509710
Area/Neighbr	1R/South Pointe	1R/South Pointe	1R/Bridgewater Trails
Address	11 Needlehurst Place	105 Prairie Sky Drive	139 Landover Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2011	OL / 2011	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2319 SF	2070 SF	1612 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	57.14 M2/615 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Brick, Composite, Stucco
Fireplace(s)	Stone	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Laminate, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Garage
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Double Attached	Double Attached	Double Detached
Lot Shape		Normal	
Frontage	0 SF	44 SF	33 SF
Depth	0 SF	115 SF	123 SF
Site Influence	Fenced, Landscaped deck, Park/reserve, Shopping Nearby,	Fenced, Landscape, Private Yard, Public Transportation	Fenced, Back Lane, Landscaped patio, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,986.56/2024	\$5,472.70/2024	\$5,335.25/2025
List Price	\$669,900	\$619,900	\$598,880
List Price/SF	\$288.87	\$299.47	\$371.51
Sold Price	\$660,000	\$619,900	\$598,880
Sold Price/SF	\$284.61	\$299.47	\$371.51
Sell/List Ratio	98.5%	100.0%	100.0%
DOM	17	9	7



Status	Sold	Sold	Sold
MLS® #	202513231	202513144	202512741
Area/Neighbr	1R/Bridgewater Forest	1R/South Pointe	1R/Bridgewater Lakes
Address	23 Lake Forest Road	74 Barkwood Bay	143 Brookfield Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2015	OL / 2013
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1514 SF	1856 SF	1115 SF
Fin Basement	111.48 M2/1,200 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stone, Stucco, Vinyl	Brick, Stucco	Brick, Stucco, Vinyl
Fireplace(s)	Insert		Insert
Fireplace Fuel	Electric		Electric
Flooring	Laminate, Tile, Vinyl	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Cook Top, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Central Exhaust, Deck, Heat recovery
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Microwave, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	
Parking	Double Attached	Double Attached	Double Detached
Lot Shape	Normal		Normal
Frontage	42 SF	0 SF	0 SF
Depth	97 SF	0 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street, Shopping Nearby	Fenced	Corner, Fenced, Landscape
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,818.10/2024	\$5,224.32/ 24	\$4,645.63/2024
List Price	\$558,800	\$599,900	\$539,900
List Price/SF	\$369.09	\$323.22	\$484.22
Sold Price	\$654,000	\$592,500	\$527,500
Sold Price/SF	\$431.97	\$319.23	\$473.09
Sell/List Ratio	117.0%	98.8%	97.7%
DOM	7	33	15



Status	Sold	Sold	Sold
MLS® #	202511089	202512985	202512911
Area/Neighbr	1R/Bridgwater Forest	1R/South Pointe	1R/Bridgwater Trails
Address	76 Kentland Road	77 Manipogo Bay	688 Bridge Lake Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2021	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2295 SF	1665 SF	1560 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 6	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Composite, Stone, Stucco	Other-Remarks, Stucco, Vinyl
Fireplace(s)		Glass Door, Insert	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement
Features	Air Conditioning-Central, Closet Organizers, Deck, Garburator,	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Double Attached	Double Attached	Double Detached, Garage door opener, Parking Pad, Plug-In,
Lot Shape	Irregular		
Frontage	61 SF	0 SF	34 SF
Depth	0 SF	0 SF	117 SF
Site Influence	Corner	Cul-De-Sac, Fenced	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,283.22/2024	\$6,609.88/ 24	\$4,487.63/2024
List Price	\$679,900	\$649,900	\$589,900
List Price/SF	\$296.25	\$390.33	\$378.14
Sold Price	\$650,000	\$649,900	\$585,000
Sold Price/SF	\$283.22	\$390.33	\$375.00
Sell/List Ratio	95.6%	100.0%	99.2%
DOM	25	9	18



Status	Sold	Sold	Sold
MLS® #	202512798	202511523	202512784
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Lakes	1R/Bridgwater Trails
Address	211 Lake Bend Road	244 Eagleview Road	107 Valley Brook Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2014	OL / 2016	OL / 2022
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1170 SF	2168 SF	2494 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco	Brick, Stucco	Stone, Stucco
Fireplace(s)		Direct vent, Glass Door, Tile Facing	Brick Facing
Fireplace Fuel		Gas	Electric
Flooring	Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl Plank
Foundation	Concrete	Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring		Flooring
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central	Air Conditioning-Central, Central Exhaust, Deck, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Double Detached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	38 SF	50 SF	48 SF
Depth	118 SF	118 SF	111 SF
Site Influence	Back Lane, Playground Nearby, Private Yard, Public	Fenced, Landscape, Landscaped deck, No Back Lane,	Landscape, Landscaped deck, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,245.40/2024	\$6,306.72/ 24	\$6,792.23/2025
List Price	\$499,900	\$789,900	\$1,070,000
List Price/SF	\$427.26	\$364.35	\$429.03
Sold Price	\$495,000	\$785,000	\$1,015,000
Sold Price/SF	\$423.08	\$362.08	\$406.98
Sell/List Ratio	99.0%	99.4%	94.9%
DOM	30	25	11



Status	Sold	Sold	Sold
MLS® #	202511673	202511550	202511361
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Forest	1R/Prairie Pointe
Address	273 Eagleview Road	46 Coach Hill Road	50 Barrmill Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 2011	/ 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1811 SF	1820 SF	1629 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Brick, Stone, Stucco
Fireplace(s)	Other - See remarks	Glass Door, Tile Facing	Tile Facing
Fireplace Fuel	Electric	Gas	Electric
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, Heat recovery ventilator, Blinds, Dishwasher, Dryer, Garage door opener, Garage	Air Conditioning-Central, Heat recovery ventilator, Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door		
Parking	Double Detached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape		Normal	
Frontage	37 SF	42 SF	39 SF
Depth	125 SF	111 SF	
Site Influence	Corner, Landscape	Fenced, Landscaped deck, Landscaped patio, No Back	Fenced, Landscaped deck, No Through Road, Other/remarks, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Cooperative Well	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,349.72/2024	\$6,304.40/ 25	\$4,932.99/2024
List Price	\$599,900	\$599,900	\$649,900
List Price/SF	\$331.25	\$329.62	\$398.96
Sold Price	\$595,000	\$645,000	\$640,000
Sold Price/SF	\$328.55	\$354.40	\$392.88
Sell/List Ratio	99.2%	107.5%	98.5%
DOM	21	10	13



Status	Sold	Sold	Sold
MLS® #	202511314	202511402	202511093
Area/Neighbr	1R/Bridgwater Trails	1R/Bridgwater Forest	1R/Bridgwater Lakes
Address	36 Valley Brook Road	46 Kentland Road	131 Lake Bend Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2021	OL / 2011	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1839 SF	2074 SF	2346 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	52.86 M2/569 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame		
Exterior	Stucco	Brick & Siding, Stone, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Other - See remarks	Direct vent, Tile Facing	Insert, Tile Facing
Fireplace Fuel	Electric	Gas	Electric, Gas
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central	Air Conditioning-Central, Bar wet, Engineered Floor Joist, Exterior
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,
Parking	Double Attached, Front Drive Access, Insulated	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	44 SF	56 SF	48 SF
Depth	110 SF	0 SF	118 SF
Site Influence	Corner, Fenced, Low maintenance landscaped,	Fenced	Fenced, Landscape, Landscaped patio, No Back Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,301.11/2025	\$7,084.50/ 25	\$6,568.37/2024
List Price	\$675,000	\$699,000	\$799,900
List Price/SF	\$367.05	\$337.03	\$340.96
Sold Price	\$660,000	\$708,000	\$851,000
Sold Price/SF	\$358.89	\$341.37	\$362.75
Sell/List Ratio	97.8%	101.3%	106.4%
DOM	17	9	7



Status	Sold	Sold	Sold
MLS® #	202511322	202509275	202510884
Area/Neighbr	1R/South Pointe	1R/Bridgewater Trails	1R/Prairie Pointe
Address	118 Prairie Sky Drive	11 Bramblewood Court	29 Berry Hill Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 2017	/ 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2171 SF	2201 SF	2064 SF
Fin Basement	0.00 M2/0 SF	73.67 M2/793 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame		Wood Frame
Exterior	Stucco	Composite, Stone, Stucco	Stucco
Fireplace(s)		Stone	Glass Door
Fireplace Fuel		Gas	Gas
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring		
Features	Air Conditioning-Central, Ceiling Fan, Deck, Laundry - Main Floor,	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached, Insulated
Lot Shape	Pie Shaped	Normal	
Frontage	49 SF	43 SF	0 SF
Depth	0 SF	111 SF	0 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Private Yard,	Fenced, Landscape, Landscaped deck, No Back Lane, Playground	Fenced, No Back Lane, Playground Nearby, Private Yard,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,983.50/2024	\$6,144.40/2024	\$6,041.65/2025
List Price	\$629,900	\$749,000	\$674,900
List Price/SF	\$290.14	\$340.30	\$326.99
Sold Price	\$690,000	\$740,000	\$650,000
Sold Price/SF	\$317.83	\$336.21	\$314.92
Sell/List Ratio	109.5%	98.8%	96.3%
DOM	7	2	12



Status	Sold	Sold	Sold
MLS® #	202510847	202510836	202509709
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	91 BASS Bay	281 Appleford Gate	126 Edge Park Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2025	OL / 2015	OL / 2021
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1468 SF	1615 SF	2033 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Brick, Vinyl	Stucco, Vinyl
Fireplace(s)	Glass Door, Tile Facing		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Heat recovery ventilator	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Single Attached, Front Drive Access, Insulated garage door,	Double Detached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	25 SF	34 SF	42 SF
Depth	141 SF	111 SF	111 SF
Site Influence	No Back Lane, Not Landscaped, Other/remarks, Paved Street	Fenced, Back Lane, Landscape, Park/reserve, Playground	Fenced, Landscaped deck, Landscaped patio, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2020	\$4,535.86/2024	\$6,283.04/2025
List Price	\$489,900	\$559,900	\$649,900
List Price/SF	\$333.72	\$346.69	\$319.68
Sold Price	\$504,798	\$547,000	\$650,000
Sold Price/SF	\$343.87	\$338.70	\$319.72
Sell/List Ratio	103.0%	97.7%	100.0%
DOM	7	10	13



Status	Sold	Sold	Sold
MLS® #	202510598	202510088	202509554
Area/Neighbr	1R/Bridgwater Trails	1R/South Pointe	1R/Prairie Pointe
Address	200 Landover Drive	86 Waterstone Drive	19 Skyline Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	/ 2016	OL / 2017
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1503 SF	3284 SF	2252 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 7	BDA: 5 TBD: 5
Baths	FB: 2 HB: 1 EN: N	FB: 4 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full, Walkout	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Glass Door	Other - See remarks, Tile Facing	Tile Facing
Fireplace Fuel	Electric	Gas	Gas
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Heat recovery ventilator,	Air Conditioning-Central, Balconies - Two, Closet	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwashers - Two, Dryers - Two,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Attached	Double Attached, Front Drive Access, Garage door opener	Double Attached
Lot Shape		Normal	Normal
Frontage	0 SF	66 SF	0 SF
Depth	0 SF	164 SF	0 SF
Site Influence	Lake View, Landscape, Playground Nearby, Shopping	Vegetable Garden, Lakefront, Lake View, Landscaped patio,	Fenced, Vegetable Garden, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$453.70/2024	\$12,952.27/2024	\$5,617.19/2024
List Price	\$530,000	\$1,499,000	\$769,900
List Price/SF	\$352.63	\$456.46	\$341.87
Sold Price	\$515,000	\$1,450,000	\$782,000
Sold Price/SF	\$342.65	\$441.53	\$347.25
Sell/List Ratio	97.2%	96.7%	101.6%
DOM	10	42	4



Status	Sold	Sold	Sold
MLS® #	202510491	202510441	202508553
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Trails	1R/Bridgwater Forest
Address	15 Kilroy Street	6 Edge Park Crescent	239 Oak Lawn Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	OL / 2019	/ 2011
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1588 SF	2355 SF	1736 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Aluminum Siding	Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Glass Door, Tile Facing	Tile Facing	Tile Facing
Fireplace Fuel	Gas	Gas	Gas
Flooring	Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,		Air Conditioning-Central, Bar wet, Closet Organizers, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Parking	Double Attached	Double Attached	Double Attached, Garage door opener, Insulated
Lot Shape	Normal		
Frontage	0 SF	0 SF	60 SF
Depth	0 SF	0 SF	
Site Influence	Landscaped deck, Playground Nearby, Public Transportation	Fenced, Vegetable Garden, Landscape, No Back Lane,	Fenced, Landscaped deck, Park/reserve, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,552.63/2024	\$5,930.59/ 24	\$7,505.99/ 24
List Price	\$569,000	\$749,900	\$849,900
List Price/SF	\$358.31	\$318.43	\$489.57
Sold Price	\$562,000	\$749,000	\$850,000
Sold Price/SF	\$353.90	\$318.05	\$489.63
Sell/List Ratio	98.8%	99.9%	100.0%
DOM	8	1	7



Status	Sold	Sold	Sold
MLS® #	202510210	202510067	202510004
Area/Neighbr	1R/South Pointe	1R/Bridgewater Lakes	1R/Bridgewater Trails
Address	38 Catfish Creek Cove	91 Eagleview Road NW	32 Stone Meadow Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2011	OL / 2014	OL / 2017
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2090 SF	2291 SF	1621 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	139.35 M2/1,500 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	Concrete, Wood Frame
Exterior	Stone, Stucco	Brick, Stone, Stucco	Composite, Stone, Stucco
Fireplace(s)		Brick Facing, Glass Door	Insert
Fireplace Fuel		Gas	Electric
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Deck, High-Efficiency Furnace, No Pet Home, No Smoking	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Detached, Garage door opener, Parking Pad, Rear Drive
Lot Shape		Normal	Normal
Frontage	0 SF	46 SF	35 SF
Depth	0 SF	229 SF	111 SF
Site Influence	Cul-De-Sac, Fenced, Playground Nearby, Private Yard, Shopping	Low maintenance landscaped, Landscaped deck, Playground	Fenced, Back Lane, Low maintenance landscaped, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,287.82/2024	\$4,398.70/2024	\$4,517.37/2024
List Price	\$619,900	\$739,000	\$599,900
List Price/SF	\$296.60	\$322.57	\$370.08
Sold Price	\$638,000	\$740,000	\$599,900
Sold Price/SF	\$305.26	\$323.00	\$370.08
Sell/List Ratio	102.9%	100.1%	100.0%
DOM	7	4	9



Status	Sold	Sold	Sold
MLS® #	202509892	202508763	202509829
Area/Neighbr	1R/Bridgwater Trails	1R/Bridgwater Lakes	1R/South Pointe
Address	24 Elm Forest Court	87 Water Bend Road	7 Colbourne Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2021	/ 2017	OL / 2012
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Cab-Over
Living Area	1953 SF	3015 SF	1672 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full, Walkout	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco, Vinyl	Composite, Stone	Stone, Stucco
Fireplace(s)	Tile Facing	Tile Facing	Glass Door
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl	Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Oversized, Paved Driveway	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Pie Shaped		
Frontage	58 SF	66 SF	50 SF
Depth	206 SF	0 SF	134 SF
Site Influence	Cul-De-Sac, Fenced, Landscape, Landscaped deck, Landscaped	Lakefront, Landscaped patio, Playground Nearby, Shopping	Fenced, Fruit Trees/Shrubs, Landscape, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,870.39/2024	\$13,319.51/2024	\$5,648.74/ 24
List Price	\$809,900	\$1,675,000	\$649,900
List Price/SF	\$414.70	\$555.56	\$388.70
Sold Price	\$790,000	\$1,685,000	\$650,000
Sold Price/SF	\$404.51	\$558.87	\$388.76
Sell/List Ratio	97.5%	100.6%	100.0%
DOM	36	9	23



Status	Sold	Sold	Sold
MLS® #	202509232	202509751	202509735
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Lakes	1R/Bridgwater Forest
Address	22 Lake Bend Road	143 Lake Bend Road	60 Deer Ridge Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2018	OL / 2014	OL / 2013
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Raised Bungalow
Living Area	2090 SF	2858 SF	1578 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full, Walkout	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Fireplace(s)	Direct vent	Stone	Tile Facing
Fireplace Fuel	Gas	Gas	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Bar dry, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Garburator, Heat recovery
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached, Garage door opener	Double Attached
Lot Shape		Normal	
Frontage	0 SF		52 SF
Depth	0 SF		0 SF
Site Influence	Lake View, Low maintenance landscaped, Landscaped patio,	Fenced, Landscaped deck, Playground Nearby, Shopping	Corner, Fenced, Fruit Trees/Shrubs, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$9,428.86/2024	\$7,546.08/2024	\$5,987.16/ 24
List Price	\$1,186,000	\$859,900	\$639,000
List Price/SF	\$567.46	\$300.87	\$404.94
Sold Price	\$1,186,000	\$880,000	\$696,000
Sold Price/SF	\$567.46	\$307.91	\$441.06
Sell/List Ratio	100.0%	102.3%	108.9%
DOM	0	8	7



Status	Sold	Sold	Sold
MLS® #	202509655	202509432	202509135
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	31 Yleton Street	175 Rowntree Avenue	589 Bridge Lake Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	OL / 2018	OL / 2017
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2104 SF	1504 SF	2446 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Composite, Stone, Stucco	Stone, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Insert, Tile Facing	Insert	Insert
Fireplace Fuel	Electric	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Central Exhaust, Deck, Engineered Floor	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
Gds Included	Alarm system, Blinds, Dishwasher, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Normal		
Frontage	38 SF	0 SF	0 SF
Depth	118 SF	0 SF	0 SF
Site Influence	Landscaped deck, Park/reserve, Paved Street	Fenced, Vegetable Garden, Lake View, Landscape, Landscaped	Corner, Fenced, Flat Site, Landscaped deck, Landscaped
Heating	Forced Air, Heat Pump	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2024	\$4,414.00/2024	\$6,539.62/2024
List Price	\$749,175	\$579,900	\$739,900
List Price/SF	\$356.07	\$385.57	\$302.49
Sold Price	\$725,000	\$570,000	\$733,000
Sold Price/SF	\$344.58	\$378.99	\$299.67
Sell/List Ratio	96.8%	98.3%	99.1%
DOM	4	4	3



Status	Sold	Sold	Sold
MLS® #	202509372	202509330	202506764
Area/Neighbr	1R/Prairie Pointe	1R/South Pointe	1R/Bridgewater Trails
Address	67 BASS Bay	39 Sunstone Bay	63 Bramblewood Court
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	TB / 2025	OL / 2014	/ 2016
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1387 SF	1359 SF	2050 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Stucco	Stone, Stucco
Fireplace(s)	Glass Door, Tile Facing		Insert
Fireplace Fuel	Electric		Electric
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete, Piled	Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central	Air Conditioning-Central, Central Exhaust, Cook Top, Deck, Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Garage door opener, Garage door opener remote(s)	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Front Drive Access, Insulated garage door,	Double Attached	Double Attached
Lot Shape	Pie Shaped		Pie Shaped
Frontage	25 SF		36 SF
Depth	169 SF	0 SF	
Site Influence	Cul-De-Sac, Flat Site, No Back Lane, Not Landscaped, Paved	Corner, Fenced, Landscape, No Back Lane, Park/reserve,	Cul-De-Sac, Fenced, Landscape, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 0	\$5,176.92/ 24	\$6,058.53/2024
List Price	\$489,900	\$549,900	\$749,900
List Price/SF	\$353.21	\$404.64	\$365.80
Sold Price	\$502,163	\$572,000	\$740,000
Sold Price/SF	\$362.05	\$420.90	\$360.98
Sell/List Ratio	102.5%	104.0%	98.7%
DOM	36	8	40



Status	Sold	Sold	Sold
MLS® #	202507961	202508934	202509100
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Lakes	1R/Bridgwater Forest
Address	47 Maidstone Bay	156 Red Spruce Road	3 Kentland Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 2017	OL / 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bi-Level
Living Area	2054 SF	2043 SF	1329 SF
Fin Basement		0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Vinyl	Brick, Stucco	Stone, Stucco
Fireplace(s)	Insert	Insert	
Fireplace Fuel	Electric	Gas	
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central, Central Exhaust, Cook Top, Deck, Hood	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Insulated	Double Attached	Double Detached
Lot Shape	Normal	Pie Shaped	
Frontage	42 SF	46 SF	42 SF
Depth	119 SF	130 SF	97 SF
Site Influence	Cul-De-Sac, Fenced, Landscaped deck, Landscaped	Fenced, Low maintenance landscaped, Landscaped deck,	Corner, Fenced, Landscape, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,954.82/2024	\$5,902.83/ 24	\$4,942.11/2023
List Price	\$649,900	\$719,900	\$539,900
List Price/SF	\$316.41	\$352.37	\$406.25
Sold Price	\$655,000	\$717,000	\$556,888
Sold Price/SF	\$318.89	\$350.95	\$419.03
Sell/List Ratio	100.8%	99.6%	103.1%
DOM	4	7	8



Status	Sold	Sold	Sold
MLS® #	202509066	202509076	202508960
Area/Neighbr	1R/Prairie Pointe	1R/Prairie Pointe	1R/Bridgewater Lakes
Address	269 Ken Oblik Drive	4 STONEWALK Place	63 Appleford Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2021	/ 2025	OL / 2018
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1977 SF	1648 SF	1655 SF
Fin Basement	54.81 M2/590 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 4 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Stucco
Fireplace(s)		Glass Door, Tile Facing	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Detached
Lot Shape		Reverse Pie	Normal
Frontage	0 SF	39 SF	38 SF
Depth	0 SF	147 SF	118 SF
Site Influence	Fenced	Corner, Flat Site, No Back Lane	Fenced, Back Lane, Landscape, Playground Nearby, Private Yard,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,498.20/ 24	\$0.00/2020	\$4,831.64/2024
List Price	\$689,000	\$624,900	\$549,900
List Price/SF	\$348.51	\$379.19	\$332.27
Sold Price	\$678,000	\$625,858	\$583,180
Sold Price/SF	\$342.94	\$379.77	\$352.37
Sell/List Ratio	98.4%	100.2%	106.1%
DOM	55	53	7



Status	Sold	Sold	Sold
MLS® #	202508975	202508821	202508655
Area/Neighbr	1R/Bridgwater Trails	1R/Bridgwater Lakes	1R/South Pointe
Address	83 Rowntree Avenue	10 Birchleaf Point	456 Tim Sale Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2020	/ 2012	OL / 2013
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1503 SF	2528 SF	1320 SF
Fin Basement	0.00 M2/0 SF	81.75 M2/880 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Stone, Stucco	Stucco
Fireplace(s)		Glass Door, Insert, Tile Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Closet Organizers,	Air Conditioning-Central, Balcony - One, Exterior walls, 2x6",	Air Conditioning-Central, Sump Pump
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Single Attached	Double Attached, Garage door opener, Insulated garage door,	Double Attached
Lot Shape		Pie Shaped	
Frontage	0 SF		
Depth	0 SF		
Site Influence	Fenced, Lake View, Low maintenance landscaped,	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Corner, Fenced, Landscaped deck, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,848.37/2024	\$6,668.95/ 24	\$5,097.58/ 24
List Price	\$509,900	\$799,900	\$509,900
List Price/SF	\$339.25	\$316.42	\$386.29
Sold Price	\$538,000	\$790,000	\$561,200
Sold Price/SF	\$357.95	\$312.50	\$425.15
Sell/List Ratio	105.5%	98.8%	110.1%
DOM	8	4	5



Status	Sold	Sold	Sold
MLS® #	202508692	202508345	202508261
Area/Neighbr	1R/Bridgwater Trails	1R/Bridgwater Centre	1R/Bridgwater Lakes
Address	10 Stone Meadow Road	401 Appleford Gate	435 Bridge Lake Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	OL / 2017	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	1594 SF	1330 SF	1600 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stone, Stucco	Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)	Tile Facing		Tile Facing
Fireplace Fuel	Electric		Electric
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Other remarks
Features	Air Conditioning-Central, Exterior walls, 2x6", No Pet Home, No	Exterior walls, 2x6", Heat recovery ventilator,	Deck, Exterior walls, 2x6", Heat recovery ventilator,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Parking Pad	Parking Pad, Rear Drive Access	Double Detached
Lot Shape	Normal		
Frontage	34 SF	34 SF	
Depth	110 SF	108 SF	
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Low maintenance landscaped, Playground Nearby, Shopping	Back Lane
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,359.49/2024	\$4,064.77/ 24	\$4,445.03/2024
List Price	\$519,900	\$498,800	\$545,000
List Price/SF	\$326.16	\$375.04	\$340.63
Sold Price	\$535,000	\$492,000	\$536,000
Sold Price/SF	\$335.63	\$369.92	\$335.00
Sell/List Ratio	102.9%	98.6%	98.3%
DOM	6	8	17



Status	Sold	Sold	Sold
MLS® #	202508242	202508292	202508283
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Forest	1R/Bridgwater Lakes
Address	63 Kentland Road	22 Bluemeadow Road	321 Eagleview Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 2013	/ 2013
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Two Storey
Living Area	998 SF	2328 SF	1479 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Composite, Stucco, Vinyl	Stone, Stucco, Vinyl	Stucco
Fireplace(s)		Tile Facing	Other - See remarks
Fireplace Fuel		Gas	See remarks
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Deck,	Accessibility Access, Air Conditioning-Central, Closet	Heat recovery ventilator
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Garage door opener, Plug-In, Rear Drive	Double Attached, Front Drive Access, Paved Driveway	Double Detached
Lot Shape		Normal	
Frontage	42 SF	50 SF	0 SF
Depth	103 SF	118 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Paved Lane, Landscape, Paved	Fenced, Flat Site, Accessibility Access, Landscape,	Fenced, Back Lane, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,573.57/ 24	\$6,837.13/2024	\$4,592.49/2024
List Price	\$489,900	\$739,900	\$539,000
List Price/SF	\$490.88	\$317.83	\$364.44
Sold Price	\$540,000	\$739,900	\$525,000
Sold Price/SF	\$541.08	\$317.83	\$354.97
Sell/List Ratio	110.2%	100.0%	97.4%
DOM	8	10	3



Status	Sold	Sold	Sold
MLS® #	202508184	202508228	202508005
Area/Neighbr	1R/South Pointe	1R/South Pointe	1R/South Pointe
Address	143 Caribou Crescent	3 Caribou Crescent	39 Beauchamp Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2011	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1925 SF	2161 SF	1567 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape			
Frontage	42 SF	42 SF	0 SF
Depth	178 SF	0 SF	0 SF
Site Influence	Fenced, Landscape, No Back Lane, Paved Street, Playground	Corner, Fenced, Flat Site, No Back Lane, Playground Nearby,	Corner, Cul-De-Sac
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,363.72/ 24	\$5,735.96/2024	\$5,258.89/2024
List Price	\$599,900	\$649,900	\$614,900
List Price/SF	\$311.64	\$300.74	\$392.41
Sold Price	\$610,000	\$651,000	\$597,500
Sold Price/SF	\$316.88	\$301.25	\$381.30
Sell/List Ratio	101.7%	100.2%	97.2%
DOM	7	8	48



Status	Sold	Sold	Sold
MLS® #	202507857	202507873	202507883
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Centre	1R/Bridgwater Forest
Address	362 Bridgeland Drive	181 Park West Drive	310 Bridgeland Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2009	OL / 2016	/ 2011
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1461 SF	1537 SF	1300 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Vinyl, Wood Siding	Brick, Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Glass Door		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, Sump	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, TV Wall	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Parking Pad	Double Detached
Lot Shape	Normal		Normal
Frontage	42 SF	0 SF	42 SF
Depth	96 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck	Corner, Playground Nearby, Shopping Nearby, Public	Fenced, Low maintenance landscaped, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,169.00/2024	\$4,026.96/2024	\$4,478.44/2024
List Price	\$559,900	\$449,900	\$559,900
List Price/SF	\$383.23	\$292.71	\$430.69
Sold Price	\$581,500	\$443,200	\$530,000
Sold Price/SF	\$398.02	\$288.35	\$407.69
Sell/List Ratio	103.9%	98.5%	94.7%
DOM	8	8	50



Status	Sold	Sold	Sold
MLS® #	202507886	202505385	202507604
Area/Neighbr	1R/South Pointe	1R/Prairie Pointe	1R/Waverley West
Address	26 Wild Rose Court	31 Bass Bay	180 Ruth Crossing
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	/ 2025	/ 2024
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1876 SF	1489 SF	1688 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete floor, Wood Frame
Exterior	Stucco	Stone, Stucco	Stucco, Wood Siding
Fireplace(s)	Brick Facing, Glass Door		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Metal
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,		Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener		Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached	Single Attached	Double Detached
Lot Shape	Pie Shaped	Normal	Normal
Frontage	0 SF		30 SF
Depth	0 SF		
Site Influence	Landscape, Private Yard, Public Transportation	Private Setting	Flat Site, Back Lane, Landscaped deck, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,402.09/2024	\$0.00/2025	\$1.00/2025
List Price	\$609,900	\$504,900	\$649,900
List Price/SF	\$325.11	\$339.09	\$385.01
Sold Price	\$615,000	\$494,400	\$640,000
Sold Price/SF	\$327.83	\$332.03	\$379.15
Sell/List Ratio	100.8%	97.9%	98.5%
DOM	6	59	47



Status	Sold	Sold	Sold
MLS® #	202507405	202505512	202507255
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	2 Kentland Road	19 Silver Creek Road	3 Bakersfield Court
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2018	OL / 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2057 SF	1890 SF	2522 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 4 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete		
Exterior	Stone, Stucco	Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)	Insert		Other - See remarks
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl Plank	Vinyl	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Garage, Insulation		
Features	Air Conditioning-Central, Balconies - Two, High-Efficiency	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Engineered Floor Joist, Exterior
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Detached	Triple Attached, EV Charging Station
Lot Shape	Normal		Reverse Pie
Frontage	49 SF		74 SF
Depth			156 SF
Site Influence	Corner, Fenced, Landscaped patio, Private Yard, Public	Fenced, Accessibility Access, Landscape	Cul-De-Sac, Landscape, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,368.30/2023	\$4,983.08/2024	\$7,505.44/ 24
List Price	\$649,000	\$569,900	\$944,900
List Price/SF	\$315.51	\$301.53	\$374.66
Sold Price	\$656,000	\$563,000	\$925,000
Sold Price/SF	\$318.91	\$297.88	\$366.77
Sell/List Ratio	101.1%	98.8%	97.9%
DOM	11	5	6



Status	Sold	Sold	Sold
MLS® #	202507144	202507274	202507062
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Lakes	1R/Bridgwater Lakes
Address	34 Sablewood Road	16 Red Spruce Road	186 Bellflower Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	/ 2014	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1670 SF	1680 SF	2170 SF
Fin Basement			0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete		
Exterior	Stone, Stucco, Vinyl	Stone, Stucco	Stone, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Vinyl Plank,
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Central Exhaust, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	
Parking	Double Detached	Double Detached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	37 SF	38 SF	42 SF
Depth	121 SF		131 SF
Site Influence	Fenced, Back Lane, Park/reserve, Paved Street,	Fenced, Landscaped patio, Other/remarks, Park/reserve,	Fenced, Landscape, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,651.80/2024	\$4,731.78/ 24	\$5,977.58/ 24
List Price	\$549,900	\$519,900	\$739,900
List Price/SF	\$329.28	\$309.46	\$340.97
Sold Price	\$640,000	\$520,000	\$725,700
Sold Price/SF	\$383.23	\$309.52	\$334.42
Sell/List Ratio	116.4%	100.0%	98.1%
DOM	6	7	64



Status	Sold	Sold	Sold
MLS® #	202506664	202507111	202505972
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Forest	1R/South Pointe
Address	43 Finchfield Court	35 Hunterbrook Road	19 Greenstone Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	OL / 2011	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2060 SF	2725 SF	2058 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 6	BDA: 4 TBD: 6	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full, Walkout	Full
Construction	Concrete	Wood Frame	
Exterior	Stucco	Stone, Stucco	Stone, Stucco
Fireplace(s)		Brick Facing, Glass Door	Tile Facing
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Tile, V	Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Deck, High-Efficiency Furnace, Laundry - Main Floor, No Pet	Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator,	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Reverse Pie	Normal	Pie Shaped
Frontage		58 SF	0 SF
Depth		118 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, No Back Lane, Playground Nearby,	Flat Site, Lake View, Landscape, Playground Nearby, Private Yard,	Landscaped deck, Playground Nearby, Private Setting,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,762.49/ 24	\$10,933.25/2024	\$5,921.14/2024
List Price	\$639,900	\$1,219,900	\$689,900
List Price/SF	\$310.63	\$447.67	\$335.23
Sold Price	\$626,000	\$1,170,000	\$690,000
Sold Price/SF	\$303.88	\$429.36	\$335.28
Sell/List Ratio	97.8%	95.9%	100.0%
DOM	18	18	56



Status	Sold	Sold	Sold
MLS® #	202507131	202507114	202507108
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Lakes	1R/Prairie Pointe
Address	286 Creekside Road	59 Bellflower Road	261 Ken Oblik Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	OL / 2012	/ 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2408 SF	1329 SF	2242 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Metal, Stucco, Vinyl	Aluminum Siding, Stucco, Wood Sidi	Stucco
Fireplace(s)	Insert	Tile Facing	Other - See remarks
Fireplace Fuel	Gas	Gas	Electric
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring	
Features		Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached, Insulated	Double Attached
Lot Shape			
Frontage	64 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Corner, Fenced, Landscape, Landscaped deck	Back Lane, Low maintenance landscaped, Paved Street,	Fenced, Landscape, No Back Lane, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,781.51/ 24	\$4,615.93/ 24	\$6,391.44/2024
List Price	\$749,900	\$539,900	\$795,000
List Price/SF	\$311.42	\$406.25	\$354.59
Sold Price	\$742,500	\$610,000	\$772,000
Sold Price/SF	\$308.35	\$458.99	\$344.34
Sell/List Ratio	99.0%	113.0%	97.1%
DOM	7	8	18



Status	Sold	Sold	Sold
MLS® #	202507103	202506859	202507056
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	22 Forest Creek Road	628 Bridge Lake Drive	147 Windflower Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2012	OL / 2018	OL / 2023
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2669 SF	1640 SF	2385 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full, Walkout
Construction	Wood Frame		
Exterior	Stone, Stucco	Stucco	Stone, Stucco
Fireplace(s)			Glass Door
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Detached	Double Attached
Lot Shape	Normal		Normal
Frontage	43 SF	39 SF	46 SF
Depth	124 SF	127 SF	176 SF
Site Influence	Corner, Fenced, Low maintenance landscaped,	Fenced, Back Lane, Landscaped deck, Paved Street, Playground	Lake View, Landscape, Not Fenced, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,715.54/2024	\$4,658.84/ 24	\$9,332.82/2024
List Price	\$769,900	\$529,800	\$1,099,900
List Price/SF	\$288.46	\$323.05	\$461.17
Sold Price	\$777,000	\$565,000	\$1,050,000
Sold Price/SF	\$291.12	\$344.51	\$440.25
Sell/List Ratio	100.9%	106.6%	95.5%
DOM	9	9	17



Status	Sold	Sold	Sold
MLS® #	202506716	202506965	202506741
Area/Neighbr	1R/Prairie Pointe	1R/South Pointe	1R/Prairie Pointe
Address	3 Douglas Henning Bay	217 Southview Crescent	63 BRIDGEHAMPTON Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 2013	/ 2023
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2239 SF	1681 SF	2136 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full, Walkout
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl, Wood Siding	Stucco	Stucco, Vinyl
Fireplace(s)	Stone		
Fireplace Fuel	Electric		
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, See remarks, Vir
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	38 SF	
Depth	0 SF	0 SF	
Site Influence	Corner, Fenced, Lake View, No Back Lane, Private Yard	Fenced, Vegetable Garden, Landscaped deck, Landscaped	Lake View
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,795.43/2024	\$5,106.94/ 24	\$1,710.83/ 24
List Price	\$719,000	\$559,900	\$749,900
List Price/SF	\$321.13	\$333.08	\$351.08
Sold Price	\$705,000	\$540,000	\$725,000
Sold Price/SF	\$314.87	\$321.24	\$339.42
Sell/List Ratio	98.1%	96.4%	96.7%
DOM	16	45	70



Status	Sold	Sold	Sold
MLS® #	202506709	202506649	202506638
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Trails	1R/Bridgwater Forest
Address	39 Fossil Creek Crescent	8 Glen Ivy Court	68 Bridlewood Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	TB / 2026	OL / 2016	OL / 2011
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1704 SF	1980 SF	2183 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	
Exterior	Stone, Stucco, Vinyl	Stucco	Stucco
Fireplace(s)			Glass Door
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	36 SF	0 SF	
Depth		0 SF	0 SF
Site Influence	Not Landscaped, Paved Street	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Landscape, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2026	\$5,345.13/2024	\$5,678.67/2024
List Price	\$595,000	\$649,900	\$669,900
List Price/SF	\$349.18	\$328.23	\$306.87
Sold Price	\$595,000	\$630,480	\$660,000
Sold Price/SF	\$349.18	\$318.42	\$302.34
Sell/List Ratio	100.0%	97.0%	98.5%
DOM	37	14	8



Status	Sold	Sold	Sold
MLS® #	202506611	202506560	202506515
Area/Neighbr	1R/South Pointe	1R/Prairie Pointe	1R/Bridgewater Forest
Address	59 Colbourne Drive	118 Fossil Creek Crescent	211 Bridgeland Drive N
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2012	TB / 2025	OL / 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Two Storey
Living Area	1683 SF	1745 SF	1783 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stone, Stucco	Stucco, Wood Siding
Fireplace(s)			Insert
Fireplace Fuel			See remarks
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Laminate	Vinyl Plank
Foundation	Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Flooring, Kitch
Features	Air Conditioning-Central, Bar wet, Deck, In-Law Suite, Laundry -	Closet Organizers, Heat recovery ventilator, High-Efficiency	Air Conditioning-Central, Central Exhaust, Deck, Engineered Floor
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Pie Shaped	Normal	Normal
Frontage	37 SF	38 SF	42 SF
Depth	198 SF	134 SF	0 SF
Site Influence	Corner, Shopping Nearby	Flat Site, Not Fenced, No Back Lane, Not Landscaped, Shopping	Corner, Back Lane, Low maintenance landscaped, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,265.72/2024	\$0.00/2024	\$5,438.13/ 24
List Price	\$644,500	\$589,900	\$569,900
List Price/SF	\$382.95	\$338.05	\$319.63
Sold Price	\$620,000	\$589,900	\$605,500
Sold Price/SF	\$368.39	\$338.05	\$339.60
Sell/List Ratio	96.2%	100.0%	106.2%
DOM	40	49	8



Status	Sold	Sold	Sold
MLS® #	202506140	202506488	202506477
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	22 Red Wing Cove	203 Rowntree Avenue	410 Windflower Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	OL / 2020	/ 2020
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1963 SF	1620 SF	2127 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full, Walkout	Full
Construction			Wood Frame
Exterior	Stucco	Stone, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)	Insert		Insert
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Heat recovery ventilator,	Deck, High-Efficiency Furnace, Hood Fan, Laundry - Second
Gds Included	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Single Attached	Double Attached
Lot Shape	Pie Shaped		Normal
Frontage	33 SF	0 SF	40 SF
Depth	122 SF	0 SF	124 SF
Site Influence	Cul-De-Sac, Fenced, Vegetable Garden, Paved Lane,	Lake View, Landscape, No Back Lane, Playground Nearby,	Fenced, Landscaped deck, No Back Lane, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,172.23/2024	\$4,775.00/ 24	\$5,692.91/2024
List Price	\$674,900	\$499,900	\$725,000
List Price/SF	\$343.81	\$308.58	\$340.86
Sold Price	\$665,000	\$550,000	\$725,000
Sold Price/SF	\$338.77	\$339.51	\$340.86
Sell/List Ratio	98.5%	110.0%	100.0%
DOM	47	8	45



Status	Sold	Sold	Sold
MLS® #	202506419	202506230	202506119
Area/Neighbr	1R/Waverley West	1R/Bridgwater Trails	1R/Bridgwater Lakes
Address	46 Yasmin Ali Crescent	112 Willow Creek Road	146 Sablewood Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	/ 2019	OL / 2012
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2010 SF	2895 SF	1335 SF
Fin Basement	0.00 M2/0 SF	92.90 M2/1,000 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 4 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full, Walkout	Full
Construction		Wood Frame	
Exterior	Stucco	Composite, Stone, Stucco	Stucco, Vinyl
Fireplace(s)		Stone	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Heat recovery ventilator, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Cook Top, Heat recovery ventilator,	
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Garage door opener, Insulated garage door,	Double Detached
Lot Shape			
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Shopping Nearby	Fenced, Lake View, Landscape, Landscaped deck, Playground	Fenced, Back Lane, Landscape, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,741.84/2024	\$9,837.86/ 24	\$5,365.44/2024
List Price	\$696,000	\$1,439,000	\$469,900
List Price/SF	\$346.27	\$497.06	\$351.99
Sold Price	\$686,000	\$1,295,000	\$527,000
Sold Price/SF	\$341.29	\$447.32	\$394.76
Sell/List Ratio	98.6%	90.0%	112.2%
DOM	0	47	7



Status	Sold	Sold	Sold
MLS® #	202506128	202506104	202506111
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Trails	1R/South Pointe
Address	51 Highland Creek Road	308 Cherrywood Road	47 Grassy Lake Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2012	OL / 2018	OL / 2011
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	2040 SF	1916 SF	2258 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 4 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stone, Stucco	Stone, Stucco	Brick, Stone, Stucco
Fireplace(s)	Tile Facing	Glass Door	Brick Facing
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Bar dry, Deck, Heat recovery ventilator, High-Efficiency
Gds Included		Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	
Frontage	58 SF	42 SF	
Depth	105 SF	110 SF	
Site Influence	Landscape, Landscaped deck, No Back Lane, Paved Street,	Landscape, Not Fenced, Playground Nearby, Private Yard	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,703.24/2024	\$5,386.47/2024	\$6,171.84/2024
List Price	\$1,090,000	\$729,900	\$699,900
List Price/SF	\$534.31	\$380.95	\$309.96
Sold Price	\$1,038,000	\$715,000	\$685,000
Sold Price/SF	\$508.82	\$373.17	\$303.37
Sell/List Ratio	95.2%	98.0%	97.9%
DOM	27	6	37



Status	Sold	Sold	Sold
MLS® #	202506001	202505845	202505348
Area/Neighbr	1R/Prairie Pointe	1R/Bridgewater Trails	1R/Bridgewater Forest
Address	34 Firestone Drive	312 Willow Creek Road	3 Charlottetown Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	OL / 2022	OL / 2011
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2046 SF	2135 SF	1533 SF
Fin Basement	0.00 M2/0 SF	59.46 M2/640 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Other-Remarks, Stone, Stucco	Stone, Stucco, Vinyl	Stone, Stucco, Wood Siding
Fireplace(s)	Tile Facing	Tile Facing	Brick Facing
Fireplace Fuel	Electric	Gas	Gas
Flooring	Laminate	Tile, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	Air Conditioning-Central, Exterior walls, 2x6", Garburator, Heat	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	38 SF	50 SF	
Depth		111 SF	
Site Influence	Flat Site	Fenced	Corner, Landscape, Landscaped patio, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2024	\$6,733.79/ 24	\$4,769.96/ 23
List Price	\$719,900	\$885,900	\$574,900
List Price/SF	\$351.86	\$414.94	\$375.02
Sold Price	\$719,000	\$856,000	\$570,000
Sold Price/SF	\$351.42	\$400.94	\$371.82
Sell/List Ratio	99.9%	96.6%	99.1%
DOM	18	14	0



Status	Sold	Sold	Sold
MLS® #	202505517	202505503	202504695
Area/Neighbr	1R/Bridgwater Lakes	1R/Prairie Pointe	1R/Bridgwater Forest
Address	171 Lake Bend Road	11 BASS Bay	42 Highland Creek Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2014	/ 2024	OL / 2012
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1835 SF	1468 SF	2607 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full, Walkout
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Vinyl, Wood Siding	Brick, Stucco	Stone, Stucco
Fireplace(s)	Glass Door	Tile Facing	Stone
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Balcony - One, Deck, Jetted Tub,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Garage door opener, Garage door opener remote(s),	Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached	Single Attached, Front Drive Access, Insulated garage door,	Double Attached
Lot Shape		Normal	Normal
Frontage	48 SF	25 SF	0 SF
Depth	118 SF	146 SF	0 SF
Site Influence	Fenced, Landscaped deck, Shopping Nearby, Public	Flat Site, No Back Lane, Other/remarks, Paved Street	Lakefront, Lake View, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,480.82/2024	\$0.00/2020	\$8,798.42/ 24
List Price	\$750,000	\$499,900	\$1,224,900
List Price/SF	\$408.72	\$340.53	\$469.85
Sold Price	\$765,000	\$499,000	\$1,200,000
Sold Price/SF	\$416.89	\$339.92	\$460.30
Sell/List Ratio	102.0%	99.8%	98.0%
DOM	7	11	35



Status	Sold	Sold	Sold
MLS® #	202505020	202505392	202505235
Area/Neighbr	1R/Bridgwater Trails	1R/South Pointe	1R/Bridgwater Lakes
Address	280 Willow Creek Road	18 Wild Rose Court	199 Creekside Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2022	/ 2013	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2664 SF	1501 SF	1811 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Wood Siding	Stone, Stucco	Stucco, Vinyl
Fireplace(s)	Other - See remarks	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			Normal
Frontage	44 SF	0 SF	
Depth	111 SF	0 SF	
Site Influence	No Back Lane, Paved Street, Playground Nearby, Shopping	Cul-De-Sac, Fenced, No Back Lane, No Through Road,	Landscaped patio, No Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,898.76/ 24	\$5,384.21/2024	\$5,272.79/2024
List Price	\$939,900	\$609,900	\$649,900
List Price/SF	\$352.82	\$406.33	\$358.86
Sold Price	\$939,900	\$609,900	\$657,000
Sold Price/SF	\$352.82	\$406.33	\$362.78
Sell/List Ratio	100.0%	100.0%	101.1%
DOM	56	8	13



Status	Sold	Sold	Sold
MLS® #	202505197	202505045	202504033
Area/Neighbr	1R/Bridgwater Centre	1R/Bridgwater Trails	1R/Bridgwater Forest
Address	113 Park West Drive	2 Windflower Road	11 Beddington Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2016	OL / 2021	OL / 2015
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1479 SF	1840 SF	2431 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Concrete, Wood Frame
Exterior	Brick & Siding	Stucco	Brick & Siding, Stucco
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Engineered Floor Joist, Exterior
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Parking Pad, Plug-In	Double Attached	Double Attached, Insulated garage door, Insulated
Lot Shape			
Frontage	0 SF	44 SF	54 SF
Depth	0 SF	139 SF	0 SF
Site Influence	Fenced, Back Lane, Landscape, Playground Nearby, Shopping	Fenced, Flat Site, Fruit Trees/Shrubs	Fenced, Landscape, No Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,259.50/2024	\$5,369.36/2024	\$6,943.23/2024
List Price	\$484,900	\$684,900	\$729,900
List Price/SF	\$327.86	\$372.23	\$300.25
Sold Price	\$483,000	\$700,500	\$742,500
Sold Price/SF	\$326.57	\$380.71	\$305.43
Sell/List Ratio	99.6%	102.3%	101.7%
DOM	21	9	10



Status	Sold	Sold	Sold
MLS® #	202505095	202504865	202504962
Area/Neighbr	1R/Bridgwater Forest	1R/Prairie Pointe	1R/Waverley West
Address	114 Lake Forest Road	171 Bear Creek Bay	46 Siddiqui Ridge
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2009	UC / 2024	/ 2024
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2317 SF	1400 SF	2178 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stone, Stucco, Vinyl	Stone, Stucco, Wood Siding
Fireplace(s)	Insert		Direct vent
Fireplace Fuel	Electric		Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Central Exhaust, Closet Organizers,	Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6",	
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Microwave	
Parking	Double Attached	Single Attached, Front Drive Access, Paved Driveway	Double Attached
Lot Shape	Normal	Normal	
Frontage	52 SF	24 SF	40 SF
Depth	92 SF		
Site Influence	Landscape, Playground Nearby, Public Transportation	Not Landscaped, Paved Street	Corner, Flat Site, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,986.47/ 24	\$0.00/2024	\$1.00/2025
List Price	\$699,900	\$464,900	\$804,900
List Price/SF	\$302.07	\$332.07	\$369.56
Sold Price	\$665,000	\$471,900	\$798,800
Sold Price/SF	\$287.01	\$337.07	\$366.76
Sell/List Ratio	95.0%	101.5%	99.2%
DOM	34	33	0



Status	Sold	Sold	Sold
MLS® #	202504959	202504974	202504961
Area/Neighbr	1R/Waverley West	1R/Prairie Pointe	1R/Waverley West
Address	46 Karschuk Bay	91 Granite Grove Road	7 Tej Bains Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2025	/ 2025	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1653 SF	2125 SF	1460 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N
Basement	Full	Full, Walkout	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding	Aluminum Siding, Brick, Stucco	Metal, Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Heat recovery ventilator,	
Gds Included	Garage door opener, Garage door opener remote(s)	Garage door opener, Garage door opener remote(s)	
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Detached
Lot Shape	Reverse Pie	Pie Shaped	Normal
Frontage	86 SF		32 SF
Depth	115 SF		
Site Influence	Corner, Back Lane, Paved Lane, Not Landscaped, Paved Street	Playground Nearby, Shopping Nearby	Corner, Flat Site, Back Lane, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 25	\$1,485.77/2024	\$1.00/2025
List Price	\$714,999	\$799,000	\$568,000
List Price/SF	\$432.55	\$376.00	\$389.04
Sold Price	\$714,999	\$757,500	\$568,600
Sold Price/SF	\$432.55	\$356.47	\$389.45
Sell/List Ratio	100.0%	94.8%	100.1%
DOM	91	61	8



Status	Sold	Sold	Sold
MLS® #	202504947	202504883	202504878
Area/Neighbr	1R/Bridgewater Trails	1R/Bridgewater Lakes	1R/Bridgewater Trails
Address	155 Valley Brook Road	231 Lake Bend Road	239 Appleford Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2021	/ 2013	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2631 SF	1910 SF	1694 SF
Fin Basement	109.63 M2/1,180 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Stucco	Stone, Stucco
Fireplace(s)	Double-sided, Tile Facing		Tile Facing
Fireplace Fuel	Electric, Gas		Gas
Flooring	Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Bar wet, Cook Top, Deck,	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Triple Attached	Double Detached	Double Detached
Lot Shape			Normal
Frontage	60 SF	38 SF	35 SF
Depth	190 SF	0 SF	111 SF
Site Influence	Lake View, Landscape, Landscaped deck, Landscaped	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Landscape, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$11,377.27/2024	\$5,289.11/2024	\$4,780.49/ 24
List Price	\$1,499,900	\$589,000	\$579,900
List Price/SF	\$570.09	\$308.38	\$342.33
Sold Price	\$1,400,000	\$578,000	\$570,000
Sold Price/SF	\$532.12	\$302.62	\$336.48
Sell/List Ratio	93.3%	98.1%	98.3%
DOM	22	4	12



Status	Sold	Sold	Sold
MLS® #	202504191	202504733	202504569
Area/Neighbr	1R/South Pointe	1R/Prairie Pointe	1R/Bridgewater Trails
Address	184 Berry Hill Road	80 Berry Hill Road	193 Cherrywood Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 2023	OL / 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2195 SF	1992 SF	2179 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full, See remarks
Construction			
Exterior	Composite, Stucco	Composite, Stucco	Stone, Stucco
Fireplace(s)		Double-sided	Insert
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Deck, Exterior walls,	Air Conditioning-Central, Balcony - One, Closet Organizers, Heat	Air Conditioning-Central, Balcony - One, Deck, Heat recovery
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Blinds, Dishwasher, Dryers - Two, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached, Paved Driveway	Double Attached
Lot Shape	Pie Shaped	Normal	
Frontage	0 SF	44 SF	42 SF
Depth	0 SF	159 SF	111 SF
Site Influence	Cul-De-Sac, Fenced, Low maintenance landscaped,	Lakefront, Lake View, Landscaped deck, No Back	Fenced, Landscape, No Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,869.29/2024	\$6,070.77/2024	\$6,254.51/ 24
List Price	\$689,900	\$699,900	\$839,900
List Price/SF	\$314.31	\$351.36	\$385.45
Sold Price	\$725,000	\$685,500	\$822,000
Sold Price/SF	\$330.30	\$344.13	\$377.24
Sell/List Ratio	105.1%	97.9%	97.9%
DOM	6	22	15



Status	Sold	Sold	Sold
MLS® #	202504527	202504463	202504434
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Forest	1R/Bridgwater Centre
Address	83 Cranston Place	31 Erin Woods Road	244 Park West Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	OL / 2012	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1889 SF	1421 SF	1717 SF
Fin Basement	0.00 M2/0 SF	111.48 M2/1,200 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Stone, Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Other-Remarks, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl	Wall-to-wall carpet, Laminate, See re
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Exterior walls, 2x6",
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	
Parking	Double Attached	Double Attached	Single Attached
Lot Shape	Normal		
Frontage	44 SF	48 SF	
Depth	142 SF		
Site Influence	Corner, Fenced, Flat Site, Landscape, No Back Lane,	Corner, Fenced, Landscape, Landscaped deck, Playground	Accessibility Access, Shopping Nearby, View
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,192.50/2024	\$5,314.49/2024	\$4,570.39/2024
List Price	\$619,900	\$544,900	\$524,900
List Price/SF	\$328.16	\$383.46	\$305.71
Sold Price	\$646,000	\$577,000	\$513,000
Sold Price/SF	\$341.98	\$406.05	\$298.78
Sell/List Ratio	104.2%	105.9%	97.7%
DOM	7	10	11



Status	Sold	Sold	Sold
MLS® #	202504581	202504578	202504563
Area/Neighbr	1R/Prairie Pointe	1R/Prairie Pointe	1R/Prairie Pointe
Address	53 Firestone Drive	49 Firestone Drive	45 Firestone Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2025	/ 2025	/ 2025
Type	Single Family Attached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1399 SF	1399 SF	1399 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding	Brick & Siding	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central	Air Conditioning-Central	Air Conditioning-Central
Gds Included			
Parking	Parking Pad	Parking Pad	Parking Pad
Lot Shape			
Frontage	19 SF	19 SF	19 SF
Depth	105 SF	105 SF	105 SF
Site Influence	Paved Lane, Playground Nearby	Paved Lane, Playground Nearby	Paved Lane, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2025	\$0.00/2025	\$0.00/2025
List Price	\$417,900	\$417,900	\$417,900
List Price/SF	\$298.71	\$298.71	\$298.71
Sold Price	\$415,000	\$407,306	\$405,000
Sold Price/SF	\$296.64	\$291.14	\$289.49
Sell/List Ratio	99.3%	97.5%	96.9%
DOM	67	69	69



Status	Sold	Sold	Sold
MLS® #	202504551	202504373	202504010
Area/Neighbr	1R/Bridgwater Trails	1R/South Pointe	1R/South Pointe
Address	151 Cherrywood Road	11 Otter Lake Place	47 Turnstone Terrace
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	OL / 2018	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2084 SF	2225 SF	1972 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Stucco	Composite, Stone, Stucco
Fireplace(s)	Glass Door	Tile Facing	Glass Door
Fireplace Fuel	Gas	Electric	Electric, Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Closet Organizers,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	44 SF	48 SF	
Depth	111 SF	0 SF	
Site Influence	Fenced, Landscape, No Back Lane, Park/reserve, Playground	Fenced, Lake View, Landscaped deck, Playground Nearby	Fenced, Lake View, Landscaped patio, No Back Lane, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,927.39/ 24	\$5,562.50/ 24	\$7,263.00/2024
List Price	\$708,000	\$748,000	\$855,000
List Price/SF	\$339.73	\$336.18	\$433.57
Sold Price	\$682,000	\$734,500	\$830,000
Sold Price/SF	\$327.26	\$330.11	\$420.89
Sell/List Ratio	96.3%	98.2%	97.1%
DOM	8	16	4



Status	Sold	Sold	Sold
MLS® #	202502687	202504018	202504126
Area/Neighbr	1R/Bridgewater Lakes	1R/South Pointe	1R/Bridgewater Trails
Address	206 Springwater Road	19 Birch Point Place	269 Appleford Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2019	OL / 2011	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1986 SF	1590 SF	1640 SF
Fin Basement	46.45 M2/500 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Insert	Stone	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Engineered Floor Joist,	Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,		Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Double Attached	Double Attached, Front Drive Access	Double Detached
Lot Shape	Irregular	Normal	
Frontage	48 SF	55 SF	35 SF
Depth	178 SF		110 SF
Site Influence	Fenced, Flat Site, Landscaped deck, Shopping Nearby, View	Cul-De-Sac, Fenced, Low maintenance landscaped,	Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,586.44/ 24	\$5,762.82/2024	\$4,565.56/ 24
List Price	\$799,900	\$649,900	\$519,900
List Price/SF	\$402.77	\$408.74	\$317.01
Sold Price	\$785,000	\$650,000	\$530,000
Sold Price/SF	\$395.27	\$408.81	\$323.17
Sell/List Ratio	98.1%	100.0%	101.9%
DOM	20	7	8



Status	Sold	Sold	Sold
MLS® #	202502686	202504029	202503997
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	106 Lake Bend Road	379 Willow Creek Road	425 Appleford Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2014	OL / 2019	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1943 SF	2178 SF	1621 SF
Fin Basement	148.64 M2/1,600 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco	Brick & Siding, Composite, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Stone, Tile Facing	Insert	
Fireplace Fuel	Electric, Gas	Electric	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring		
Features	Air Conditioning-Central, Balcony - One, Bar wet, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Detached
Lot Shape	Normal		Normal
Frontage	60 SF	50 SF	34 SF
Depth	118 SF	0 SF	111 SF
Site Influence	Fenced, Lake View, Landscaped deck, Landscaped patio,	Landscape, Playground Nearby	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$10,280.50/ 24	\$6,072.43/ 24	\$4,483.50/2024
List Price	\$1,079,900	\$719,900	\$519,900
List Price/SF	\$555.79	\$330.53	\$320.73
Sold Price	\$1,065,000	\$711,000	\$570,000
Sold Price/SF	\$548.12	\$326.45	\$351.63
Sell/List Ratio	98.6%	98.8%	109.6%
DOM	75	2	8



Status	Sold	Sold	Sold
MLS® #	202503989	202503742	202503843
Area/Neighbr	1R/Waverley West	1R/South Pointe	1R/Bridgwater Trails
Address	31 Oasis Bend	31 Switch Grass Cove	257 Appleford Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	OL / 2013	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2861 SF	1520 SF	1612 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction			
Exterior	Metal, Stone, Stucco	Brick, Stucco	Stucco
Fireplace(s)	Insert		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Exterior walls, 2x6", Heat	Air Conditioning-Central, Deck, Heat recovery ventilator,	
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dryer, Washer, Window Coverings
Parking	Double Attached	Double Attached	Double Detached
Lot Shape	Pie Shaped		
Frontage	50 SF	37 SF	41 SF
Depth		151 SF	0 SF
Site Influence	Lake View, Landscaped deck, Playground Nearby, Shopping	Cul-De-Sac, Fenced, Landscape, No Through Road, Park/reserve,	Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2024	\$5,332.44/ 24	\$4,686.95/2024
List Price	\$1,449,900	\$689,000	\$589,900
List Price/SF	\$506.78	\$453.29	\$365.94
Sold Price	\$1,538,000	\$665,000	\$570,000
Sold Price/SF	\$537.57	\$437.50	\$353.60
Sell/List Ratio	106.1%	96.5%	96.6%
DOM	18	21	51



Status	Sold	Sold	Sold
MLS® #	202503733	202502499	202503710
Area/Neighbr	1R/South Pointe	1R/Bridgwater Forest	1R/Bridgwater Lakes
Address	214 John Angus Drive	213 Oak Lawn Road	63 Brookfield Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 2012	OL / 2013
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Bungalow	Bungalow
Living Area	1881 SF	2302 SF	1115 SF
Fin Basement	0.00 M2/0 SF	185.81 M2/2,000 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 4 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full, Walkout	Full
Construction			
Exterior	Stone, Stucco	Stone, Stucco	Stucco, Vinyl
Fireplace(s)	Tile Facing	Glass Door, Insert	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Central Exhaust, Deck, Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, See remarks, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Double Attached, Oversized, Paved Driveway	Double Detached
Lot Shape		Normal	
Frontage	37 SF	58 SF	0 SF
Depth	133 SF	105 SF	0 SF
Site Influence	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Landscape, Landscaped patio, Paved Street, Shopping	Fenced, Flat Site, Back Lane, Landscape, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,957.89/2024	\$9,548.52/2024	\$4,190.94/ 24
List Price	\$670,000	\$1,188,000	\$489,900
List Price/SF	\$356.19	\$516.07	\$439.37
Sold Price	\$650,000	\$1,200,000	\$520,000
Sold Price/SF	\$345.56	\$521.29	\$466.37
Sell/List Ratio	97.0%	101.0%	106.1%
DOM	7	5	6



Status	Sold	Sold	Sold
MLS® #	202503596	202503538	202503324
Area/Neighbr	1R/Bridgwater Centre	1R/Prairie Pointe	1R/Prairie Pointe
Address	117 Park West Drive	27 Yaletown Street	79 Falcon Creek Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2016	/ 2024	OL / 2017
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1479 SF	2167 SF	1619 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 5 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick & Siding	Stone, Stucco	Stucco, Vinyl
Fireplace(s)		Other - See remarks	
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached, Garage door opener, Workshop	Double Attached
Lot Shape	Normal		
Frontage	22 SF		38 SF
Depth	128 SF		0 SF
Site Influence	Fenced, Back Lane, Landscape, Playground Nearby, Private Yard,	Landscape, Landscaped deck, Park/reserve, Playground Nearby	Fenced, Low maintenance landscaped, Landscape, No
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,524.80/ 24	\$0.00/ 0	\$4,552.63/2024
List Price	\$489,900	\$759,900	\$569,900
List Price/SF	\$331.24	\$350.67	\$352.01
Sold Price	\$526,777	\$740,000	\$595,000
Sold Price/SF	\$356.17	\$341.49	\$367.51
Sell/List Ratio	107.5%	97.4%	104.4%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202502684	202503354	202502895
Area/Neighbr	1R/Waverley West	1R/Bridgwater Forest	1R/South Pointe
Address	36 Eaglewood Drive	300 Oak Lawn Road	26 Goldeneye Court
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2017	OL / 2011	OL / 2013
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1730 SF	2181 SF	2029 SF
Fin Basement	51.47 M2/554 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)	Direct vent, Tile Facing	Stone	Tile Facing
Fireplace Fuel	Gas	Gas	Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Laminate, Tile
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar dry, Deck, Engineered Floor Joist,	Heat recovery ventilator, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached, Front Drive Access, Insulated garage door,	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Irregular		Pie Shaped
Frontage	42 SF	0 SF	
Depth	141 SF	0 SF	
Site Influence	Corner, Fenced, Flat Site, Landscaped deck, Landscaped	Landscape, Park/reserve, Playground Nearby, Private Yard,	Cul-De-Sac, Fenced, Landscape, Landscaped patio, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,295.91/2024	\$6,288.57/2024	\$5,688.42/ 24
List Price	\$639,900	\$699,900	\$674,900
List Price/SF	\$369.88	\$320.91	\$332.63
Sold Price	\$660,000	\$681,500	\$680,000
Sold Price/SF	\$381.50	\$312.47	\$335.14
Sell/List Ratio	103.1%	97.4%	100.8%
DOM	7	56	9



Status	Sold	Sold	Sold
MLS® #	202503142	202503112	202503017
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Trails	1R/Bridgwater Trails
Address	32 Maple Creek Road	141 Willow Creek Road	247 Cherrywood Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2011	OL / 2015	OL / 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1630 SF	2620 SF	1828 SF
Fin Basement		83.61 M2/900 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Composite, Stone, Stucco	Stone, Stucco
Fireplace(s)		Stone	Glass Door, Insert, Tile Facing
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Metal	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Hood Fan, No Smoking Home,	Accessibility Access, Air Conditioning-Central, Balcony -	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Paved Driveway	Double Attached
Lot Shape		Normal	Normal
Frontage	51 SF		42 SF
Depth	139 SF		111 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Accessibility Access, Landscape, Landscaped deck,	Fenced, Landscape, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,204.39/2024	\$6,797.28/2024	\$5,396.80/ 24
List Price	\$609,900	\$974,900	\$675,000
List Price/SF	\$374.17	\$372.10	\$369.26
Sold Price	\$589,000	\$950,000	\$660,000
Sold Price/SF	\$361.35	\$362.60	\$361.05
Sell/List Ratio	96.6%	97.4%	97.8%
DOM	16	7	5



Status	Sold	Sold	Sold
MLS® #	202502546	202502936	202502839
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Trails	1R/Prairie Pointe
Address	51 Pebble Creek Gate	32 Silver Creek Road	7 Falcon Creek Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 2018	OL / 2018
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2135 SF	1514 SF	2068 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 4 HB: 0 EN: Y
Basement	Full	Walkout	Full
Construction			Wood Frame
Exterior	Brick & Siding, Stucco	Stone, Stucco	Stucco
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl	Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat
Gds Included	Alarm system, Blinds, Dishwasher, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Garage door opener remote(s), Refrigerator, Stove
Parking	Double Attached	Single Attached, Garage door opener	Double Attached
Lot Shape	Normal		Normal
Frontage	54 SF		42 SF
Depth	118 SF		135 SF
Site Influence	Paved Street, Playground Nearby, Shopping Nearby	Lakefront, Lake View, Lake Access Property, Landscaped	Flat Site, Landscaped patio, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,133.61/2024	\$4,295.82/2024	\$5,334.79/2024
List Price	\$814,900	\$525,000	\$629,900
List Price/SF	\$381.69	\$346.76	\$304.59
Sold Price	\$785,000	\$515,000	\$595,000
Sold Price/SF	\$367.68	\$340.16	\$287.72
Sell/List Ratio	96.3%	98.1%	94.5%
DOM	32	4	23



Status	Sold	Sold	Sold
MLS® #	202502834	202502849	202502660
Area/Neighbr	1R/Bridgwater Trails	1R/Prairie Pointe	1R/Bridgwater Forest
Address	225 Cherrywood Road	2 Rockland Court	7 Beddington Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	UC / 2025	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2330 SF	1684 SF	1977 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stone, Stucco	Stone, Stucco
Fireplace(s)	Direct vent		Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Laminate	Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Accessibility Access, Air Conditioning-Central	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached, Garage door opener, Paved Driveway	Double Attached
Lot Shape			
Frontage	38 SF	54 SF	
Depth	118 SF		
Site Influence	Vegetable Garden, Accessibility Access, Low maintenance	Corner, Cul-De-Sac, Not Fenced, No Back Lane, Not Landscaped,	Landscape, Landscaped patio, Playground Nearby, Private Yard,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,036.75/2024	\$0.00/2024	\$6,451.57/2024
List Price	\$785,000	\$559,900	\$739,000
List Price/SF	\$336.91	\$332.48	\$373.80
Sold Price	\$773,000	\$551,842	\$729,000
Sold Price/SF	\$331.76	\$327.70	\$368.74
Sell/List Ratio	98.5%	98.6%	98.6%
DOM	5	29	6



Status	Sold	Sold	Sold
MLS® #	202502654	202502629	202502653
Area/Neighbr	1R/Prairie Pointe	1R/Prairie Pointe	1R/Prairie Pointe
Address	193 Hughes Crescent	124 Mulberry Creek Drive	34 Fossil Creek Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2021	/ 2023	TB / 2026
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1505 SF	1765 SF	1704 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Other-Remarks	Composite, Stucco, Vinyl
Fireplace(s)	Stone		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior		Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6",
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	
Frontage	0 SF	35 SF	34 SF
Depth	0 SF	128 SF	
Site Influence	Paved Street, Playground Nearby	Not Fenced, Park/reserve, Playground Nearby	No Back Lane, Not Landscaped, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,580.85/2024	\$1,495.03/2024	\$0.00/2026
List Price	\$539,990	\$594,900	\$581,422
List Price/SF	\$358.80	\$337.05	\$341.21
Sold Price	\$565,000	\$572,500	\$587,827
Sold Price/SF	\$375.42	\$324.36	\$344.97
Sell/List Ratio	104.6%	96.2%	101.1%
DOM	9	43	93



Status	Sold	Sold	Sold
MLS® #	202502430	202502581	202500301
Area/Neighbr	1R/Prairie Pointe	1R/Bridgewater Centre	1R/Bridgewater Lakes
Address	84 Kilroy Street	169 Park West Drive	43 Rose Garden Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2019	OL / 2016	OL / 2013
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1632 SF	1479 SF	2494 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco, Wood Siding	Vinyl	Stone, Stucco, Vinyl
Fireplace(s)			Double-sided
Fireplace Fuel			Gas
Flooring	Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Flooring
Features	Deck, High-Efficiency Furnace, Hood Fan, Laundry - Second		Air Conditioning-Central
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener remote(s), Double Attached
Parking	Double Attached	Parking Pad	
Lot Shape			Normal
Frontage	38 SF	0 SF	47 SF
Depth		0 SF	128 SF
Site Influence	Fenced, Low maintenance landscaped, Landscape,	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, No Back Lane, Paved Street, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,655.97/ 24	\$3,899.17/2024	\$6,281.01/ 24
List Price	\$565,900	\$494,990	\$829,900
List Price/SF	\$346.75	\$334.68	\$332.76
Sold Price	\$565,300	\$485,000	\$790,000
Sold Price/SF	\$346.38	\$327.92	\$316.76
Sell/List Ratio	99.9%	98.0%	95.2%
DOM	8	25	49



Status	Sold	Sold	Sold
MLS® #	202502139	202502300	202502309
Area/Neighbr	1R/Bridgewater Forest	1R/Bridgewater Trails	1R/Prairie Pointe
Address	162 Brookfield Crescent	802 Bridge Lake Drive	42 MULBERRY CREEK Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 2020	TB / 2025
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2300 SF	1434 SF	2047 SF
Fin Basement	92.90 M2/1,000 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Concrete and steel, Wood Frame
Exterior	Stucco, Vinyl	Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Glass Door		
Fireplace Fuel	Electric		Electric
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, F		
Features	Air Conditioning-Central, Bar dry, Deck, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,	
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access	Double Attached
Lot Shape	Normal		Normal
Frontage	42 SF		38 SF
Depth	130 SF		0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Landscaped deck, Playground Nearby, Shopping	No Back Lane, Other/remarks, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,211.49/ 24	\$3,773.30/2024	\$0.00/2024
List Price	\$739,900	\$479,900	\$698,000
List Price/SF	\$321.70	\$334.66	\$340.99
Sold Price	\$725,000	\$506,000	\$698,000
Sold Price/SF	\$315.22	\$352.86	\$340.99
Sell/List Ratio	98.0%	105.4%	100.0%
DOM	11	13	0



Status	Sold	Sold	Sold
MLS® #	202502221	202502184	202502206
Area/Neighbr	1R/South Pointe	1R/Bridgwater Trails	1R/Prairie Pointe
Address	75 Vestford Place	23 Silver Creek Road	107 BEAR CREEK Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	/ 2018	UC / 2025
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Two Storey
Living Area	1910 SF	1421 SF	1500 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone	Stucco, Vinyl	Brick, Stucco
Fireplace(s)		Tile Facing	Tile Facing
Fireplace Fuel		Gas	Electric
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	
Parking	Triple Attached	No Garage, Parking Pad, Rear Drive Access	Single Attached, Front Drive Access, Insulated garage door,
Lot Shape	Irregular		Normal
Frontage	58 SF	36 SF	24 SF
Depth	114 SF		198 SF
Site Influence	Corner, Fenced, Landscape, Private Yard	Back Lane, Low maintenance landscaped, Private Yard,	No Back Lane, Not Landscaped, Other/remarks, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,779.62/2024	\$4,383.72/2024	\$0.00/ 0
List Price	\$639,900	\$489,990	\$474,900
List Price/SF	\$335.03	\$344.82	\$316.60
Sold Price	\$632,000	\$517,000	\$474,900
Sold Price/SF	\$330.89	\$363.83	\$316.60
Sell/List Ratio	98.8%	105.5%	100.0%
DOM	2	6	32



Status	Sold	Sold	Sold
MLS® #	202502115	202501979	202501882
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Trails	1R/Bridgwater Lakes
Address	68 Ken Oblik Drive	51 Beachgrove Court	170 Brookfield Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2022	/ 2017	/ 2015
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1336 SF	2533 SF	2134 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Composite, Stone, Stucco	Stone, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)	Tile Facing	Stone	Glass Door, Stone
Fireplace Fuel	Electric	Electric, Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator, Patio, Smoke	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached, Front Drive Access, Insulated	Double Attached
Lot Shape	Normal		
Frontage	0 SF	45 SF	42 SF
Depth	0 SF	160 SF	131 SF
Site Influence	Fenced, Back Lane, Landscaped patio, Playground Nearby,	Cul-De-Sac, Fenced, Low maintenance landscaped, No	Fenced, Landscaped deck, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,986.64/2021	\$7,133.06/2024	\$5,706.81/ 24
List Price	\$499,900	\$699,900	\$649,900
List Price/SF	\$374.18	\$276.31	\$304.55
Sold Price	\$491,000	\$769,000	\$650,000
Sold Price/SF	\$367.51	\$303.59	\$304.59
Sell/List Ratio	98.2%	109.9%	100.0%
DOM	1	10	3



Status	Sold	Sold	Sold
MLS® #	202501858	202501735	202501642
Area/Neighbr	1R/Bridgwater Forest	1R/Prairie Pointe	1R/South Pointe
Address	21 Hunterbrook Road	91 Mulberry Creek Drive	111 Caribou Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2024	OL / 2011
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	2343 SF	2300 SF	2143 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stone, Stucco	Other-Remarks	Stucco
Fireplace(s)	Glass Door		Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Deck, Garburator, Heat recovery		Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Lake View, Low maintenance landscaped, Landscape,	Paved Street, Playground Nearby, Shopping Nearby, Public	Fenced, Landscaped deck, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$11,398.26/2024	\$1,514.49/ 24	\$5,531.14/2024
List Price	\$1,299,900	\$599,900	\$639,900
List Price/SF	\$554.80	\$260.83	\$298.60
Sold Price	\$1,200,000	\$605,000	\$630,000
Sold Price/SF	\$512.16	\$263.04	\$293.98
Sell/List Ratio	92.3%	100.9%	98.5%
DOM	49	31	7



Status	Sold	Sold	Sold
MLS® #	202501612	202501546	202501543
Area/Neighbr	1R/South Pointe	1R/Bridgwater Trails	1R/Waverley West
Address	71 Kingfisher Crescent	111 Silver Creek Road	75 Rangeview Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2017	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2200 SF	1489 SF	1880 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick & Siding, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Other remarks		
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Deck, Heat recovery ventilator,	Porch, Smoke Detectors, Sump Pump
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Detached	Double Attached
Lot Shape	Normal	Irregular	
Frontage	46 SF	30 SF	36 SF
Depth	118 SF	0 SF	146 SF
Site Influence	Fenced, Landscape, No Back Lane, Park/reserve, Paved	Corner, Back Lane, Landscape, Playground Nearby, Private Yard	Private Yard, Shopping Nearby, View
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,899.95/ 24	\$4,723.35/2024	\$1.00/ 24
List Price	\$694,900	\$519,900	\$689,900
List Price/SF	\$315.86	\$349.16	\$366.97
Sold Price	\$660,000	\$532,500	\$683,000
Sold Price/SF	\$300.00	\$357.62	\$363.30
Sell/List Ratio	95.0%	102.4%	99.0%
DOM	63	0	21



Status	Sold	Sold	Sold
MLS® #	202501522	202501477	202501321
Area/Neighbr	1R/Bridgewater Trails	1R/Bridgewater Lakes	1R/Bridgewater Lakes
Address	151 Arbourwood Court	43 Willow Brook Road	195 Bellflower Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2019	OL / 2019	/ 2012
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1478 SF	2103 SF	1663 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 6	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Fireplace(s)		Glass Door, Tile Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Garage
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Cook Top, Deck, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Front Drive Access	Double Attached	Double Detached
Lot Shape	Pie Shaped	Normal	Pie Shaped
Frontage	0 SF	50 SF	0 SF
Depth	0 SF	118 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, Back Lane, Paved Lane, Landscape,	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Corner, Fenced, Landscape
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,156.89/2024	\$6,227.44/2024	\$4,901.47/ 24
List Price	\$479,000	\$899,900	\$519,900
List Price/SF	\$324.09	\$427.91	\$312.63
Sold Price	\$513,000	\$880,000	\$522,000
Sold Price/SF	\$347.09	\$418.45	\$313.89
Sell/List Ratio	107.1%	97.8%	100.4%
DOM	6	41	1



Status	Sold	Sold	Sold
MLS® #	202501234	202500291	202501264
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Trails	1R/Prairie Pointe
Address	344 Eagleview Road	383 Cherrywood Road	35 BEAR CREEK Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 2019	UC / 2025
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2068 SF	2007 SF	1468 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)	Double-sided		Glass Door, Tile Facing
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Accessibility Access, Air Conditioning-Central, Exterior	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Double Detached	Double Attached	Single Attached, Front Drive Access, Insulated garage door, Pie Shaped
Lot Shape	Normal		
Frontage			25 SF
Depth			175 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Playground	Fenced, Playground Nearby, Shopping Nearby	No Back Lane, Not Landscaped, Other/remarks, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,302.82/2024	\$5,559.82/2024	\$0.00/ 0
List Price	\$589,900	\$678,000	\$469,900
List Price/SF	\$285.25	\$337.82	\$320.10
Sold Price	\$589,900	\$650,000	\$468,230
Sold Price/SF	\$285.25	\$323.87	\$318.96
Sell/List Ratio	100.0%	95.9%	99.6%
DOM	3	10	10



Status	Sold	Sold	Sold
MLS® #	202501209	202501224	202501222
Area/Neighbr	1R/Bridgewater Trails	1R/Prairie Pointe	1R/Prairie Pointe
Address	371 Cherrywood Road	207 BEAR CREEK Bay	306 GRANITE GROVE Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2021	/ 2024	/ 2024
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2247 SF	1500 SF	1648 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Stone, Stucco
Fireplace(s)	Glass Door, Insert	Tile Facing	Glass Door, Tile Facing
Fireplace Fuel	Gas	Electric	Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door		
Parking	Double Attached	Single Attached, Front Drive Access, Insulated garage door, Normal	Double Attached, Front Drive Access, Garage door opener, Normal
Lot Shape			
Frontage	42 SF	24 SF	36 SF
Depth	0 SF	118 SF	118 SF
Site Influence	Fenced, Landscape, Other/remarks, Park/reserve,	No Back Lane, Not Landscaped, Other/remarks, Paved Street	Flat Site, No Back Lane, Partially landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,923.83/ 24	\$0.00/2020	\$0.00/2020
List Price	\$759,900	\$474,900	\$579,900
List Price/SF	\$338.18	\$316.60	\$351.88
Sold Price	\$738,000	\$474,900	\$579,900
Sold Price/SF	\$328.44	\$316.60	\$351.88
Sell/List Ratio	97.1%	100.0%	100.0%
DOM	38	59	11



Status	Sold	Sold	Sold
MLS® #	202501221	202501141	202501148
Area/Neighbr	1R/Prairie Pointe	1R/Bridgwater Centre	1R/Prairie Pointe
Address	19 YALETON Street	104 Park West Drive	63 Fossil Creek Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	OL / 2017	TB / 2026
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1912 SF	1810 SF	1704 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Walkout	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stone, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)	Tile Facing		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	Air Conditioning-Central, Balcony - One, Heat recovery ventilator, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6",
Gds Included			
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Attached	Double Attached, Front Drive Access, Paved Driveway
Lot Shape	Normal	Normal	Normal
Frontage	38 SF	0 SF	34 SF
Depth	118 SF	0 SF	
Site Influence	Flat Site, Landscaped deck, No Back Lane, Park/reserve, Paved	Corner, Lake View, Shopping Nearby, Public Transportation	Not Landscaped, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2020	\$4,766.05/ 24	\$0.00/2026
List Price	\$739,900	\$524,990	\$599,900
List Price/SF	\$386.98	\$290.05	\$352.05
Sold Price	\$729,857	\$523,000	\$582,419
Sold Price/SF	\$381.72	\$288.95	\$341.80
Sell/List Ratio	98.6%	99.6%	97.1%
DOM	33	12	43



Status	Sold	Sold	Sold
MLS® #	202500904	202500824	202500168
Area/Neighbr	1R/Bridgwater Forest	1R/Bridgwater Centre	1R/Prairie Pointe
Address	212 Bridgeland Drive	160 Park West Drive	130 Fossil Creek Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	/ 2017	TB / 2025
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2505 SF	1730 SF	1636 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: N	FB: 3 HB: 1 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full, Walkout	Full
Construction			Wood Frame
Exterior	Stone, Stucco, Vinyl	Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Tile Facing		Direct vent, Glass Door
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, Deck, Engineered Floor Joist, Heat	Closet Organizers, Engineered Floor Joist, Exterior walls, 2x6", Garage door opener, Garage door opener remote(s)
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	
Parking	Double Attached	Single Attached	Double Attached, Garage door opener, Insulated garage door
Lot Shape			
Frontage	0 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Low maintenance landscaped, Landscape,	Lake View, Landscaped deck, Shopping Nearby, Public	No Back Lane, Playground Nearby, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,102.24/2024	\$4,828.05/2024	\$0.00/ 0
List Price	\$700,000	\$519,900	\$570,000
List Price/SF	\$279.44	\$300.52	\$348.41
Sold Price	\$700,000	\$510,000	\$570,000
Sold Price/SF	\$279.44	\$294.80	\$348.41
Sell/List Ratio	100.0%	98.1%	100.0%
DOM	0	0	0



Status	Sold	Sold	Sold
MLS® #	202500705	202500704	202500651
Area/Neighbr	1R/Prairie Pointe	1R/Prairie Pointe	1R/Bridgewater Lakes
Address	19 Englemann Cove	155 BEAR CREEK Bay	192 Eagleview Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	UC / 2025	OL / 2015
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1944 SF	1387 SF	2324 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco, Wood Siding	Stone, Stucco	Stone, Stucco
Fireplace(s)	Tile Facing	Glass Door, Tile Facing	Tile Facing
Fireplace Fuel	Electric	Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Accessibility Access, Air Conditioning-Central, Deck, Heat Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included			
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access, Insulated garage door,	Double Attached
Lot Shape	Pie Shaped	Normal	Normal
Frontage	40 SF	24 SF	48 SF
Depth		198 SF	118 SF
Site Influence	Cul-De-Sac, Not Landscaped, Paved Street	Flat Site, No Back Lane, Not Landscaped, Other/remarks,	Accessibility Access, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2020	\$0.00/2020	\$6,860.49/ 24
List Price	\$659,900	\$459,900	\$768,000
List Price/SF	\$339.45	\$331.58	\$330.46
Sold Price	\$652,750	\$454,500	\$755,000
Sold Price/SF	\$335.78	\$327.69	\$324.87
Sell/List Ratio	98.9%	98.8%	98.3%
DOM	20	40	1



Status	Sold	Sold	Sold
MLS® #	202500464	202500552	202500545
Area/Neighbr	1R/Waverley West	1R/Bridgwater Trails	1R/Waverley West
Address	11 Karschuk Bay	15 Cherrywood Road	152 Ruth Crossing
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2023	/ 2018	TB / 2025
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2683 SF	1833 SF	1688 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Stucco	Metal, Stucco, Wood Siding
Fireplace(s)	Stone		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Tile	Wall-to-wall carpet	Vinyl
Foundation	Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery		
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	
Parking	Double Attached	Double Attached	Double Detached
Lot Shape			Normal
Frontage	0 SF	56 SF	30 SF
Depth	0 SF	0 SF	
Site Influence	Landscape, Landscaped deck, Park/reserve, Playground	Fenced	Flat Site, Back Lane, Paved Lane, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,903.47/2024	\$5,277.79/2024	\$1.00/2025
List Price	\$950,000	\$608,000	\$568,000
List Price/SF	\$354.08	\$331.70	\$336.49
Sold Price	\$950,000	\$595,000	\$589,000
Sold Price/SF	\$354.08	\$324.60	\$348.93
Sell/List Ratio	100.0%	97.9%	103.7%
DOM	81	23	86



Status	Sold	Sold	Sold
MLS® #	202500512	202500394	202500272
Area/Neighbr	1R/Waverley West	1R/Bridgwater Forest	1R/Waverley West
Address	261 Rangeview Way	71 Clovercrest Bay	198 Yasmin Ali Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	TB /	OL / 2010	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2317 SF	2477 SF	1858 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Composite	Stone, Stucco, Vinyl	Composite, Stucco, Wood Siding
Fireplace(s)		Tile Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, High-Efficiency Furnace, Hood	
Gds Included			
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	38 SF	46 SF	38 SF
Depth		91 SF	
Site Influence	Flat Site, Golf Nearby, No Back Lane, Paved Street, Shopping	Landscaped deck, Playground Nearby, Shopping Nearby	Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1.00/2025	\$6,416.64/2023	\$1.00/2024
List Price	\$771,900	\$705,000	\$678,000
List Price/SF	\$333.15	\$284.62	\$364.91
Sold Price	\$731,350	\$697,000	\$668,888
Sold Price/SF	\$315.65	\$281.39	\$360.00
Sell/List Ratio	94.7%	98.9%	98.7%
DOM	86	21	55



Status	Sold	Sold	Sold
MLS® #	202428431	202428295	202428204
Area/Neighbr	1R/Bridgwater Trails	1R/Prairie Pointe	1R/Prairie Pointe
Address	67 Bakersfield Court	78 Hughes Crescent	55 Fossil Creek Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 2022	TB / 2025
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2357 SF	2069 SF	1745 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 6	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame		
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)	Stone	Insert	
Fireplace Fuel	Gas	Electric	
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Heat recovery ventilator, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
Parking	Double Attached, Insulated	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	38 SF	36 SF
Depth	0 SF	0 SF	114 SF
Site Influence	Fenced, Accessibility Access, Low maintenance landscaped,	Playground Nearby	Not Fenced, No Back Lane, Not Landscaped, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,868.47/2020	\$5,468.27/2024	\$0.00/ 0
List Price	\$849,900	\$649,000	\$569,900
List Price/SF	\$360.59	\$313.68	\$326.59
Sold Price	\$800,000	\$642,000	\$569,900
Sold Price/SF	\$339.41	\$310.29	\$326.59
Sell/List Ratio	94.1%	98.9%	100.0%
DOM	46	103	85



Status	Sold	Sold	Sold
MLS® #	202428203	202427974	202428012
Area/Neighbr	1R/Prairie Pointe	1R/Prairie Pointe	1R/South Pointe
Address	100 Fossil Creek Crescent	40 Saddle Creek Cove	23 Sunstone Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	TB / 2025	/ 2024	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Cab-Over
Living Area	1745 SF	1565 SF	1865 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone, Stucco	Brick, Composite, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Heat recovery ventilator, High-Efficiency Furnace, Hood	Closet Organizers, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator, Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included			
Parking	Double Attached	Single Attached, Paved Driveway	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	36 SF	28 SF	42 SF
Depth	118 SF	118 SF	125 SF
Site Influence	Not Fenced, No Back Lane, Not Landscaped, Paved Street,	Park/reserve, Playground Nearby, Public Transportation	Fenced, Low maintenance landscaped, No Back Lane, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2024	\$0.00/ 24	\$5,310.06/ 24
List Price	\$569,900	\$529,900	\$609,900
List Price/SF	\$326.59	\$338.59	\$327.02
Sold Price	\$569,900	\$532,000	\$590,000
Sold Price/SF	\$326.59	\$339.94	\$316.35
Sell/List Ratio	100.0%	100.4%	96.7%
DOM	58	22	35



Status	Sold	Sold	Sold
MLS® #	202427849	202427845	202427658
Area/Neighbr	1R/Bridgwater Forest	1R/South Pointe	1R/Bridgwater Forest
Address	20 Appletree Crescent	3 Vestford Place	2 Hunterbrook Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	/ 2012	OL / 2011
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2239 SF	2342 SF	2772 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	89.74 M2/966 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 7	BDA: 4 TBD: 7
Baths	FB: 3 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 4 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone, Stucco	Stucco	Brick & Siding
Fireplace(s)	Tile Facing	Tile Facing	Direct vent
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Tile, Vinyl Plank
Foundation	Concrete	Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Electrical	Flooring
Features	Air Conditioning-Central, Bar wet, Deck, Garburator,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Central Exhaust, Deck,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Fridges - Two, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	
Frontage	0 SF	45 SF	60 SF
Depth	0 SF	117 SF	90 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscape, Landscaped deck,	Corner, Fenced, Flat Site, Landscape, Playground Nearby,	Fenced, Low maintenance landscaped, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,154.11/2024	\$6,316.00/2024	\$7,581.81/2023
List Price	\$735,000	\$694,900	\$799,000
List Price/SF	\$328.27	\$296.71	\$288.24
Sold Price	\$702,500	\$685,000	\$799,000
Sold Price/SF	\$313.76	\$292.49	\$288.24
Sell/List Ratio	95.6%	98.6%	100.0%
DOM	65	40	42



Status	Sold	Sold	Sold
MLS® #	202427490	202427250	202427175
Area/Neighbr	1R/South Pointe	1R/Prairie Pointe	1R/Bridgewater Trails
Address	78 Colbourne Drive	241 Ken Oblik Drive	127 Windflower Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2012	OL / 2021	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1961 SF	2077 SF	3138 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	120.59 M2/1,298 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 5 TBD: 6
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 5 HB: 0 EN: Y
Basement	Full	Full	Full, Walkout
Construction	Concrete, Wood Frame		
Exterior	Brick, Stucco	Composite, Stucco, Vinyl	Composite, Stucco
Fireplace(s)	Insert	Tile Facing	Insert
Fireplace Fuel	Gas	Electric	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Engineered Floor Joist, Heat	Air Conditioning-Central, Balcony - One, Engineered Floor Joist,
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Garage door opener, Garage door opener remote(s)
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached, Garage door opener, 240 Volt Wiring	Double Attached
Lot Shape			
Frontage	44 SF	0 SF	0 SF
Depth	118 SF	0 SF	0 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Landscape, Other/remarks, Paved Street, Playground	Lakefront, Lake View, Paved Street, Playground Nearby, View
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	None
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,463.07/2024	\$5,833.41/ 24	\$0.00/2023
List Price	\$649,900	\$699,900	\$1,620,000
List Price/SF	\$331.41	\$336.98	\$516.25
Sold Price	\$615,000	\$678,000	\$1,575,000
Sold Price/SF	\$313.62	\$326.43	\$501.91
Sell/List Ratio	94.6%	96.9%	97.2%
DOM	85	36	79



Status	Sold	Sold	Sold
MLS® #	202427024	202426398	202425529
Area/Neighbr	1R/Bridgwater Forest	1R/Prairie Pointe	1R/Bridgwater Forest
Address	104 Appletree Crescent	11 Saddle Creek Cove	229 Highland Creek Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2009	UC / 2024	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1905 SF	1360 SF	2536 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	115.57 M2/1,244 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 5 TBD: 7
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 4 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Vinyl	Stone, Stucco, Vinyl	Aluminum Siding, Stone
Fireplace(s)	Tile Facing		Double-sided, Glass Door
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank	Laminate, Tile
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6", Dishwasher, Microwave	Air Conditioning-Central, Balcony - One, Hood Fan, Laundry - Main Dishwasher, Dryer, Refrigerator, Stove, Washer
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Parking	Double Attached	Parking Pad, Rear Drive Access	Double Attached, Paved Driveway
Lot Shape	Normal	Normal	Normal
Frontage	48 SF	26 SF	50 SF
Depth	95 SF	105 SF	91 SF
Site Influence	Fenced	Back Lane, Paved Lane, Not Fenced, Not Landscaped, Paved	Lake View, Landscape, Landscaped patio, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,500.50/2024	\$0.00/2024	\$7,529.50/2024
List Price	\$644,900	\$469,980	\$899,000
List Price/SF	\$338.53	\$345.57	\$354.50
Sold Price	\$635,000	\$462,000	\$887,000
Sold Price/SF	\$333.33	\$339.71	\$349.76
Sell/List Ratio	98.5%	98.3%	98.7%
DOM	73	92	174



Status	Sold	Sold	Sold
MLS® #	202422425	202505386	202514721
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Trails	1S/Richmond West
Address	100 Red Spruce Road	668 Bridge Lake Drive	169 Brentlawn Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2014	OL / 2016	/ 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2303 SF	1580 SF	2113 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick & Siding, Stucco	Brick & Siding, Stucco	Stucco
Fireplace(s)	Insert		Direct vent
Fireplace Fuel	Electric		Gas
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Deck, Heat recovery ventilator, Laundry	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Attached	Double Detached	Double Attached
Lot Shape		Normal	Normal
Frontage		0 SF	65 SF
Depth		0 SF	135 SF
Site Influence	Fenced, Landscape, Landscaped deck	Back Lane, Landscape, Playground Nearby, Private Yard,	Corner, Fenced, Landscaped patio, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,589.78/2024	\$4,207.26/2024	\$5,370.64/2024
List Price	\$759,900	\$565,000	\$559,900
List Price/SF	\$329.96	\$357.59	\$264.98
Sold Price	\$735,000	\$565,000	\$596,000
Sold Price/SF	\$319.15	\$357.59	\$282.06
Sell/List Ratio	96.7%	100.0%	106.4%
DOM	107	0	7



Status	Sold	Sold	Sold
MLS® #	202506535	202513952	202513805
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	55 Allendale Drive	79 Firbridge Crescent	100 Kinlock Lane
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1984	OL / 2002	/ 2004
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Cab-Over	Cab-Over
Living Area	975 SF	1516 SF	1501 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring		Flooring, Roof Coverings
Features	Air Conditioning-Central, Deck, Greenhouse, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Patio,	Air Conditioning-Central, Ceiling Fan, Central Exhaust, Deck,
Gds Included	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Garage door opener
Parking	Single Attached, Front Drive Access, Garage door opener	Double Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape		Pie Shaped	Irregular
Frontage	48 SF	46 SF	43 SF
Depth	0 SF	147 SF	110 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Landscape, Private Yard, Public Transportation	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,821.66/ 24	\$5,146.98/2024	\$4,543.18/2024
List Price	\$439,900	\$599,900	\$549,900
List Price/SF	\$451.18	\$395.71	\$366.36
Sold Price	\$470,000	\$599,900	\$580,000
Sold Price/SF	\$482.05	\$395.71	\$386.41
Sell/List Ratio	106.8%	100.0%	105.5%
DOM	6	14	8



Status	Sold	Sold	Sold
MLS® #	202513741	202513473	202511464
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	99 Wayfield Drive	127 Blackwood Bay	14 Point West Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2006	OL / 2000	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1744 SF	1484 SF	1744 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stone, Stucco
Fireplace(s)	Stone	Glass Door	Brick Facing
Fireplace Fuel	Gas	Gas	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Other remarks, Roof Cover
Features	Air Conditioning-Central, Central Exhaust, Deck, Exterior walls,	Air Conditioning-Central, Engineered Floor Joist, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Front Drive Access, Garage door opener, Insulated, Plug-In, Paved	Double Attached	Double Attached, Front Drive Access, Paved Driveway
Lot Shape		Normal	Normal
Frontage	44 SF	44 SF	
Depth	134 SF	115 SF	
Site Influence	Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Vegetable Garden, Landscape, Landscaped patio,	Lakefront, Lake View, Landscaped deck, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,770.00/2024	\$5,730.93/2025	\$4,636.03/ 24
List Price	\$549,999	\$529,900	\$549,900
List Price/SF	\$315.37	\$357.08	\$315.31
Sold Price	\$555,000	\$575,000	\$546,000
Sold Price/SF	\$318.23	\$387.47	\$313.07
Sell/List Ratio	100.9%	108.5%	99.3%
DOM	13	7	7



Status	Sold	Sold	Sold
MLS® #	202513222	202512915	202511228
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	15 Cunard Place	102 Brentlawn Boulevard	207 Kirkbridge Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1987	/ 1981	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-4 Level
Living Area	1382 SF	1344 SF	1630 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco, Wood Siding	Brick, Stucco, Wood Siding	Brick, Stucco, Vinyl
Fireplace(s)	Glass Door	Brick Facing	Stove
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Other	Flooring, Roof Coverings	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Double Attached	Double Attached	Single Attached
Lot Shape	Pie Shaped		Normal
Frontage	0 SF	62 SF	0 SF
Depth	0 SF	110 SF	0 SF
Site Influence	Cul-De-Sac, Vegetable Garden, Landscaped deck, Treed Lot	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Landscape, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,922.60/2024	\$4,576.80/2024	\$4,294.78/ 24
List Price	\$499,900	\$424,900	\$459,900
List Price/SF	\$361.72	\$316.15	\$282.15
Sold Price	\$509,900	\$501,000	\$448,000
Sold Price/SF	\$368.96	\$372.77	\$274.85
Sell/List Ratio	102.0%	117.9%	97.4%
DOM	10	7	38



Status	Sold	Sold	Sold
MLS® #	202510995	202510922	202510668
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	22 Tranquil Bay	59 Brentlawn Boulevard	15 Sandpiper Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1983	/ 1978	/ 1984
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Two Storey
Living Area	1591 SF	1250 SF	1717 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: N
Basement	3/4	Full	Full
Construction			
Exterior	Stone, Stucco	Stone, Stucco, Wood Siding	Other-Remarks
Fireplace(s)	Other - See remarks, Stone	Brick Facing	Stone
Fireplace Fuel	Wood	Wood	
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings, Windows	Flooring, Windows
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Attached	Single Attached	Double Attached
Lot Shape			
Frontage	0 SF	59 SF	46 SF
Depth	0 SF	110 SF	117 SF
Site Influence	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Landscape, Paved Street, Playground Nearby,	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,989.07/2024	\$4,677.91/2024	\$4,755.69/2024
List Price	\$478,000	\$399,900	\$439,900
List Price/SF	\$300.44	\$319.92	\$256.20
Sold Price	\$470,000	\$470,000	\$445,000
Sold Price/SF	\$295.41	\$376.00	\$259.17
Sell/List Ratio	98.3%	117.5%	101.2%
DOM	11	7	6



Status	Sold	Sold	Sold
MLS® #	202510452	202509890	202509210
Area/Neighbr	1S/Fairfield Park	1S/Richmond West	1S/Richmond West
Address	1231 Comdale Avenue	16 Leon Bell Drive	23 Fairland Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2006	OL / 2002	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Split-4 Level
Living Area	2250 SF	1100 SF	1868 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	37.16 M2/400 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 5 TBD: 6
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Crawl space, Full
Construction			Wood Frame
Exterior	Stone, Stucco	Stucco	Stone, Wood Siding
Fireplace(s)	Glass Door, Insert, Stone		Stone
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl Plank	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings	Basement, Bathroom, Exterior, Floor	Flooring, Kitchen, Roof Coverings
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Deck, Sunroom
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape			Pie Shaped
Frontage	0 SF	40 SF	
Depth	0 SF	180 SF	0 SF
Site Influence	Fenced, Landscape, Landscaped deck, Public Transportation	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Cul-De-Sac, Fenced, Landscaped deck, No Through
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,733.07/ 24	\$4,421.86/2024	\$5,084.03/ 24
List Price	\$729,900	\$519,900	\$479,900
List Price/SF	\$324.40	\$472.64	\$256.91
Sold Price	\$710,000	\$500,000	\$546,100
Sold Price/SF	\$315.56	\$454.55	\$292.34
Sell/List Ratio	97.3%	96.2%	113.8%
DOM	2	10	7



Status	Sold	Sold	Sold
MLS® #	202509603	202509313	202509169
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	2 Branson Crescent	27 Groveland Bay	116 Firbridge Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1999	/ 1985	OL / 1998
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Bi-Level
Living Area	1164 SF	2200 SF	1203 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 6	BDA: 2 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Stucco
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Cork, Tile, Wood	Wall-to-wall carpet, Tile	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Kitchen
Features	Air Conditioning-Central, Closet Organizers, Garburator, Hood	Air Conditioning-Central, Hood Fan, Patio, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryers - Two, Fridges - Two, Garage door
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	Normal
Frontage	37 SF	63 SF	45 SF
Depth	109 SF	110 SF	135 SF
Site Influence	Corner	Fenced, Vegetable Garden, Low maintenance landscaped,	Corner, Fenced, Park/reserve, Playground Nearby, Private Yard,
Heating	Forced Air, Infloor	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,206.57/2024	\$5,666.75/2024	\$4,552.39/2024
List Price	\$549,900	\$619,000	\$499,900
List Price/SF	\$472.42	\$281.36	\$415.54
Sold Price	\$549,900	\$610,000	\$563,000
Sold Price/SF	\$472.42	\$277.27	\$468.00
Sell/List Ratio	100.0%	98.5%	112.6%
DOM	14	5	8



Status	Sold	Sold	Sold
MLS® #	202508198	202508476	202508890
Area/Neighbr	1S/Richmond West	1S/Fairfield Park	1S/Richmond West
Address	326 Bairdmore Boulevard	79 Calderwood Bay	31 Burnhill Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2003	OL / 2002	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Cab-Over	Split-4 Level
Living Area	1420 SF	1872 SF	1900 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 4 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)	Glass Door		Brick Facing, Glass Door
Fireplace Fuel	Gas		Wood
Flooring	Wall-to-wall carpet, Vinyl	Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl, Concrete
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Roof Coverings	Basement, Bathroom, Flooring	Basement
Features	Air Conditioning-Central, Bar wet, Central Exhaust, Deck,	Air Conditioning-Central, Deck, Garburator, Heat recovery	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	
Frontage	43 SF	50 SF	0 SF
Depth	110 SF	109 SF	0 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Landscape, Landscaped deck, Park/reserve, Playground	Fenced, Fruit Trees/Shrubs, Landscape, Landscaped deck,
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,401.30/2024	\$5,659.07/ 24	\$5,141.02/2024
List Price	\$539,900	\$629,000	\$549,900
List Price/SF	\$380.21	\$336.00	\$289.42
Sold Price	\$540,000	\$660,000	\$549,900
Sold Price/SF	\$380.28	\$352.56	\$289.42
Sell/List Ratio	100.0%	104.9%	100.0%
DOM	7	8	15



Status	Sold	Sold	Sold
MLS® #	202508919	202508471	202508327
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	30 Kendale Drive	7 Bernfield Bay	314 Bairdmore Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1998	/ 1993	/ 2003
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1630 SF	1448 SF	1750 SF
Fin Basement	141.21 M2/1,520 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Stucco	Stucco
Fireplace(s)	Other - See remarks, Tile Facing	Insert	Tile Facing
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Furnace, Windows	Flooring, Kitchen, Other remarks
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Exterior walls, 2x6",
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Triple Attached, Insulated	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	50 SF	46 SF
Depth	0 SF	110 SF	109 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped deck, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,745.34/ 24	\$5,028.72/2024	\$5,309.46/2024
List Price	\$674,900	\$529,000	\$599,900
List Price/SF	\$414.05	\$365.33	\$342.80
Sold Price	\$665,000	\$580,000	\$620,000
Sold Price/SF	\$407.98	\$400.55	\$354.29
Sell/List Ratio	98.5%	109.6%	103.4%
DOM	18	6	8



Status	Sold	Sold	Sold
MLS® #	202505979	202507591	202506993
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Richmond West
Address	96 Allendale Drive	18 Blackbird Place	74 GROVELAND Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1984	OL / 1995	/ 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Bungalow
Living Area	1751 SF	1985 SF	1504 SF
Fin Basement	0.00 M2/0 SF	86.40 M2/930 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Stone	Tile Facing	Tile Facing
Fireplace Fuel	Wood		Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows		Air Conditioning-Central
Features			
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer		Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	64 SF	
Depth	0 SF	110 SF	
Site Influence	Fenced, Flat Site, Park/reserve, Playground Nearby, Shopping	Cul-De-Sac, Fenced, Landscape, Landscaped deck, Playground	Fenced, Landscape, No Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,567.71/2024	\$5,246.50/2024	\$4,850.65/2024
List Price	\$399,900	\$559,900	\$559,900
List Price/SF	\$228.38	\$282.07	\$372.27
Sold Price	\$510,000	\$570,000	\$523,888
Sold Price/SF	\$291.26	\$287.15	\$348.33
Sell/List Ratio	127.5%	101.8%	93.6%
DOM	7	10	54



Status	Sold
MLS® #	202506999
Area/Neighbr	1S/Richmond West
Address	36 Burnhill Bay
City	Winnipeg
Age/Yr Built	OL / 1988
Type	Single Family Detached
Use	Year-round
Style	Two Storey
Living Area	2738 SF
Fin Basement	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5
Baths	FB: 3 HB: 1 EN: Y
Basement	Full
Construction	
Exterior	Brick, Stucco, Wood Siding
Fireplace(s)	Brick Facing
Fireplace Fuel	Wood
Flooring	Cork, Tile, Vinyl, Wood
Foundation	Concrete
Roof	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached
Lot Shape	Normal
Frontage	64 SF
Depth	154 SF
Site Influence	Fenced, Landscape, No Back Lane, Park/reserve, Paved
Heating	Forced Air
Heating Fuel	Natural gas
Water	Municipal/Community
Sewer	Municipal/Community
Gross Tax	\$6,783.07/ 24
List Price	\$699,900
List Price/SF	\$255.62
Sold Price	\$680,000
Sold Price/SF	\$248.36
Sell/List Ratio	97.2%
DOM	16