



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516527	202517342	202516836
<b>Area/Neighbr</b>	1B/Crescentwood	1C/River Heights	1D/River Heights South
<b>Address</b>	496 McMillan Avenue	322 Lockwood Street	918 Lindsay Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1954	OL / 1954	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1348 SF	910 SF	816 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 2 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stucco, Wood Siding	Brick & Siding	Brick, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl F	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	See remarks	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Electrical, Ext	Windows	Bathroom, Kitchen, Other remarks, \
<b>Features</b>	Air conditioning wall unit, Ceiling Fan, Deck, Hood Fan, No	No Pet Home, No Smoking Home	High-Efficiency Furnace, Main floor full bathroom, Patio, Pool
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	
<b>Parking</b>	Double Detached, Oversized, Parking Pad	Single Detached	Parking Pad, Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	33 SF	50 SF	0 SF
<b>Depth</b>	120 SF	130 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Back Lane, Paved Lane, Playground Nearby,	Fenced, Playground Nearby, Shopping Nearby	Fenced, Vegetable Garden, Landscaped patio, Private
<b>Heating</b>	Hot Water	Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,997.69/ 24	\$4,216.03/ 24	\$4,449.13/ 25
<b>List Price</b>	\$349,900	\$366,900	\$389,900
<b>List Price/SF</b>	\$259.57	\$403.19	\$477.82
<b>Sold Price</b>	\$340,000	\$370,000	\$467,000
<b>Sold Price/SF</b>	\$252.23	\$406.59	\$572.30
<b>Sell/List Ratio</b>	97.2%	100.8%	119.8%
<b>DOM</b>	10	2	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516696	202516803	202516194
<b>Area/Neighbr</b>	1F/Charleswood	1G/Charleswood	1Jw/West Fort Garry
<b>Address</b>	106 Kinkora Drive	38 Hewitt Crescent	1007 Radisson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1978	/ 1977	OL / 2015
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Raised Bungalow
<b>Living Area</b>	2277 SF	1950 SF	1108 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 6	BDA: 4 TBD: 5	BDA: 3 TBD: 5
<b>Baths</b>	FB: 4 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Composite, Stucco	Brick, Stucco	Composite, Stucco, Wood Siding
<b>Fireplace(s)</b>	Brick Facing	Brick Facing	Free-standing
<b>Fireplace Fuel</b>	Wood	Wood	Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Addition, Basement, Bathroom, Com	Basement, Flooring, Kitchen	Basement
<b>Features</b>	Air Conditioning-Central, Bar wet, Closet Organizers,	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Hood Fan, In-Law Suite, Main floor full
<b>Gds Included</b>	Blinds, Dishwashers - Two, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Microwaves - Two,
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Oversized	No Garage, Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	75 SF	60 SF	28 SF
<b>Depth</b>	155 SF	136 SF	105 SF
<b>Site Influence</b>	Fenced, Vegetable Garden, Landscaped patio, No Back	Corner, Fenced, Golf Nearby, Back Lane, Landscaped patio,	Back Lane, Low maintenance landscaped, Not Fenced,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$7,362.23/2024	\$4,891.54/2024	\$3,804.58/ 24
<b>List Price</b>	\$949,900	\$549,900	\$429,900
<b>List Price/SF</b>	\$417.17	\$282.00	\$388.00
<b>Sold Price</b>	\$1,070,000	\$650,000	\$455,000
<b>Sold Price/SF</b>	\$469.92	\$333.33	\$410.65
<b>Sell/List Ratio</b>	112.6%	118.2%	105.8%
<b>DOM</b>	7	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202514407	202513783	202515819
<b>Area/Neighbr</b>	1P/Whyte Ridge	1S/Fairfield Park	2E/Meadowood
<b>Address</b>	1181 Scurfield Boulevard	1117 Comdale Avenue	429 Novavista Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1994	OL / 2007	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1400 SF	1766 SF	908 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Metal, Other-Remarks, Stucco	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>	Heatilator/Fan, Other - See remarks	Stone	Stone
<b>Fireplace Fuel</b>	Electric	Gas	Wood
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Roof C		
<b>Features</b>	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Garage door opener,
<b>Parking</b>	Double Attached	Double Attached	Single Detached, Oversized
<b>Lot Shape</b>	Irregular		
<b>Frontage</b>	40 SF	40 SF	25 SF
<b>Depth</b>	175 SF	123 SF	101 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Landscape, Landscaped patio, No Back Lane, Playground	Back Lane, Low maintenance landscaped, Playground Nearby, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,845.54/ 24	\$5,692.46/2025	\$3,296.31/2024
<b>List Price</b>	\$549,900	\$624,000	\$349,900
<b>List Price/SF</b>	\$392.79	\$353.34	\$385.35
<b>Sold Price</b>	\$530,000	\$605,000	\$345,000
<b>Sold Price/SF</b>	\$378.57	\$342.58	\$379.96
<b>Sell/List Ratio</b>	96.4%	97.0%	98.6%
<b>DOM</b>	15	38	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202515347	202514201	202516022
<b>Area/Neighbr</b>	2F/River Park South	2K/Sage Creek	3C/Glenelm
<b>Address</b>	27 Wainwright Crescent	139 Yellow Moon Crescent	448 Bredin Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2013	OL / 2024	OL / 1930
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	2144 SF	1518 SF	2345 SF
<b>Fin Basement</b>	82.13 M2/884 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 3 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Crawl space, Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stone, Stucco	Other-Remarks, Stucco	Other-Remarks, Stucco
<b>Fireplace(s)</b>	Tile Facing		Glass Door, Tile Facing
<b>Fireplace Fuel</b>	Gas		Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Other remarks
<b>Features</b>	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Deck, No Smoking Home,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Single Attached, Garage door opener, Insulated garage door,	Double Attached, Front Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	25 SF	67 SF
<b>Depth</b>	0 SF	0 SF	194 SF
<b>Site Influence</b>	Fenced, Landscape, Landscaped deck, Landscaped patio,	Landscape, No Back Lane, Paved Street, Playground	Fenced, Landscaped deck, Private Setting, Private Yard, Hot Water, Infloor
<b>Heating</b>	Forced Air	Forced Air	Natural gas
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,210.28/ 24	\$1,352.21/ 24	\$6,083.18/ 24
<b>List Price</b>	\$739,900	\$529,950	\$699,800
<b>List Price/SF</b>	\$345.10	\$349.11	\$298.42
<b>Sold Price</b>	\$700,000	\$529,950	\$667,000
<b>Sold Price/SF</b>	\$326.49	\$349.11	\$284.43
<b>Sell/List Ratio</b>	94.6%	100.0%	95.3%
<b>DOM</b>	20	33	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509250	202516783	202515832
<b>Area/Neighbr</b>	3C/Fraser's Grove	3D/East Kildonan	3F/North Kildonan
<b>Address</b>	738 Kildonan Drive	245 Greene Avenue	467 Springfield Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1953	OL / 2005	/ 1972
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bi-Level	Two Storey
<b>Living Area</b>	1508 SF	806 SF	1225 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Brick Facing		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl F
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Hood Fan, No Smoking Home, Sauna, Sunroom	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Sump
<b>Gds Included</b>	Dryer, Garage door opener, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage
<b>Parking</b>	Single Detached, Front Drive Access, Paved Driveway	Double Detached	Oversized, Parking Pad
<b>Lot Shape</b>			
<b>Frontage</b>	59 SF	37 SF	0 SF
<b>Depth</b>		100 SF	0 SF
<b>Site Influence</b>	Landscape, Paved Street, Playground Nearby, Private	Fenced, Low maintenance landscaped, Private Yard,	Fenced, Paved Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,700.06/2024	\$3,635.85/ 24	\$2,760.00/ 24
<b>List Price</b>	\$455,900	\$349,900	\$349,900
<b>List Price/SF</b>	\$302.32	\$434.12	\$285.63
<b>Sold Price</b>	\$440,000	\$430,000	\$365,000
<b>Sold Price/SF</b>	\$291.78	\$533.50	\$297.96
<b>Sell/List Ratio</b>	96.5%	122.9%	104.3%
<b>DOM</b>	71	7	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202516787	202516700	202516563
<b>Area/Neighbr</b>	3G/North Kildonan	4B/Shaugnessy Heights	4C/Sinclair Park
<b>Address</b>	280 Glenway Avenue	1031 ABERDEEN Avenue	634 St John's Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1978	OL / 1912	OL / 1911
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	One and a Half
<b>Living Area</b>	1260 SF	1035 SF	1200 SF
<b>Fin Basement</b>	102.19 M2/1,100 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	3/4
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco, Vinyl	Aluminum Siding	Vinyl
<b>Fireplace(s)</b>	Brick Facing, Corner		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings		Bathroom, Flooring, Kitchen
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air conditioning wall unit, Air Conditioning-Central, Ceiling
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Garage door opener, Garage door opener remote(s),	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Single Attached, Front Drive Access, Garage door opener,	Single Detached, Rear Drive Access	Single Detached, Garage door opener, Insulated, Parking Pad
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	50 SF		25 SF
<b>Depth</b>	122 SF		
<b>Site Influence</b>	Fenced, Landscaped patio, No Back Lane, Playground Nearby,	Fenced, Vegetable Garden, Back Lane, Paved Lane, Landscaped	Fenced, Vegetable Garden, Back Lane, Paved Lane, Landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,371.80/2024	\$2,202.32/2024	\$1,720.43/ 24
<b>List Price</b>	\$399,900	\$270,000	\$219,900
<b>List Price/SF</b>	\$317.38	\$260.87	\$183.25
<b>Sold Price</b>	\$480,280	\$260,000	\$215,000
<b>Sold Price/SF</b>	\$381.17	\$251.21	\$179.17
<b>Sell/List Ratio</b>	120.1%	96.3%	97.8%
<b>DOM</b>	6	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202514840	202516025	202516507
<b>Area/Neighbr</b>	4C/Sinclair Park	4D/Scotia Heights	5F/Grace Hospital
<b>Address</b>	447 Parr Street	80 McAdam Avenue	145 Athlone Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1924	OL / 1908	OL / 1966
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Seasonal	Year-round	Year-round
<b>Style</b>	Two Storey	One and a Half	Bungalow
<b>Living Area</b>	1150 SF	1375 SF	1488 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Wood Siding	Vinyl, Wood Siding	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>			Glass Door
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Laminate, Wood	Wood	Laminate, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Flooring, Kitchen, Windows
<b>Features</b>		Air Conditioning-Central, Ceiling Fan, Deck, Main floor full	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
<b>Gds Included</b>	Refrigerator, Stove	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Single Detached	Single Detached	Single Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	30 SF	0 SF	63 SF
<b>Depth</b>	0 SF	0 SF	110 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Playground Nearby, Private Yard, Shopping Nearby,	Fenced, Paved Lane, Landscape, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,361.95/2024	\$3,326.61/ 24	\$5,260.73/2025
<b>List Price</b>	\$169,000	\$324,800	\$484,900
<b>List Price/SF</b>	\$146.96	\$236.22	\$325.87
<b>Sold Price</b>	\$140,000	\$322,500	\$496,000
<b>Sold Price/SF</b>	\$121.74	\$234.55	\$333.33
<b>Sell/List Ratio</b>	82.8%	99.3%	102.3%
<b>DOM</b>	29	18	10



Status	Sold
MLS® #	202508355
Area/Neighbr	9A/Central
Address	453 Alexander Avenue
City	Winnipeg
Age/Yr Built	OL / 2019
Type	Single Family Detached
Use	Year-round
Style	Bi-Level
Living Area	919 SF
Fin Basement	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y
Basement	Full
Construction	Wood Frame
Exterior	Stucco
Fireplace(s)	
Fireplace Fuel	
Flooring	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete
Roof	Shingle
Remodelled	
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Carport, Plug-In
Lot Shape	Normal
Frontage	
Depth	
Site Influence	Corner, Fenced, Landscaped deck, Public Transportation
Heating	Forced Air
Heating Fuel	Natural gas
Water	Municipal/Community
Sewer	Municipal/Community
Gross Tax	\$3,310.82/2024
List Price	\$328,000
List Price/SF	\$356.91
Sold Price	\$305,000
Sold Price/SF	\$331.88
Sell/List Ratio	93.0%
DOM	80