



Status	Sold	Sold	Sold
MLS® #	202501216	202500482	202427936
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	9 Grandcrest Street	981 Airlies Street	116 Gilia Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	OL / 1962	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	1830 SF	1533 SF	1290 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: 6
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
Exterior	Brick, Stucco	Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Stone		Tile Facing
Fireplace Fuel	Wood	Gas	Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Basement, Bathroom, Kitchen, Wind	Basement, Bathroom, Furnace, Kitch
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, Cook Top,	Air Conditioning-Central, Hood Fan	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Single Attached, Front Drive Access, Garage door opener	Single Attached	Carport, Front Drive Access
Lot Shape	Normal		
Frontage	60 SF	64 SF	55 SF
Depth	0 SF	113 SF	100 SF
Site Influence	Flat Site, Landscaped patio, No Back Lane, Park/reserve, Paved	Flat Site	Cul-De-Sac, Low maintenance landscaped, No Back Lane,
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	\$5,018.08/2024	\$5,136.00/ 24	\$4,260.13/2024
List Price	\$479,900	\$499,900	\$399,900
List Price/SF	\$262.24	\$326.09	\$310.00
Sold Price	\$460,000	\$491,900	\$466,280
Sold Price/SF	\$251.37	\$320.87	\$361.46
Sell/List Ratio	95.9%	98.4%	116.6%
DOM	10	3	7



Status	Sold	Sold	Sold
MLS® #	202425436	202501930	202513311
Area/Neighbr	4G/Garden City	4G/Garden City	4H/Maples
Address	679 Sinclair Street	797 Airlies Street	126 Cartwright Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1957	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1020 SF	1282 SF	829 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: 3	BDA: 2 TBD: 3
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	Stone, Stucco, Vinyl	Brick, Stone, Wood Siding	Stucco, Vinyl
Fireplace(s)	Insert		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl Plank	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Kitchen		
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Deck, High-Efficiency Furnace,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Microwave, Refrigerator, Storage Shed,
Parking	Double Detached, Parking Pad	Single Attached	No Garage, Parking Pad, Plug-In, Paved Driveway
Lot Shape	Normal		
Frontage	0 SF	0 SF	51 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Back Lane, Landscape, Paved Street, Playground	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Landscaped deck, Shopping Nearby, Public
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	\$3,494.15/2024	\$4,439.23/2024	\$4,021.79/2024
List Price	\$394,900	\$459,900	\$319,900
List Price/SF	\$387.16	\$358.74	\$385.89
Sold Price	\$380,000	\$460,000	\$410,500
Sold Price/SF	\$372.55	\$358.81	\$495.17
Sell/List Ratio	96.2%	100.0%	128.3%
DOM	60	11	6



Status	Sold	Sold	Sold
MLS® #	202512959	202508816	202511586
Area/Neighbr	4H/Maples	4H/Maples	4H/Mandalay West
Address	34 Rolmount Road	103 Mansard Close	15 Rolmount Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1976	/ 1972	/ 1977
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	888 SF	1301 SF	1020 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Partly, Windows	Bathroom, Furnace, Kitchen, Windows	
Features	Air Conditioning-Central, Closet Organizers, Deck, Hood Fan,	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Oversized, Rear Drive Access	Single Attached, Front Drive Access, Garage door opener,	Double Detached, Front Drive Access
Lot Shape			
Frontage	57 SF	55 SF	
Depth	110 SF	100 SF	
Site Influence	Fenced, Paved Lane, Landscape, Park/reserve,	Corner, Fenced, Fruit Trees/Shrubs, Landscape,	Fenced, Landscape, Landscaped patio, 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	\$4,589.64/ 24	\$4,249.09/2024	\$4,461.02/2024
List Price	\$374,900	\$379,900	\$399,900
List Price/SF	\$422.18	\$292.01	\$392.06
Sold Price	\$385,000	\$400,000	\$463,000
Sold Price/SF	\$433.56	\$307.46	\$453.92
Sell/List Ratio	102.7%	105.3%	115.8%
DOM	4	6	7



Status	Sold	Sold	Sold
MLS® #	202511535	202511373	202511357
Area/Neighbr	4H/Maples	4H/Maples	4H/Seven Oaks Crossings
Address	112 Madrill Close	116 Manor House Court	77 Strewchuk Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1974	OL / 1988
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	945 SF	1125 SF	1836 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: 4
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		
Exterior	Brick, Stucco, Vinyl	Stucco, Vinyl	Brick, Stucco
Fireplace(s)			
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Furnace, Garage, Other rer		
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Freezer, Garage door opener, Microwave, Refrigerator,
Parking	Double Detached	Double Detached, Garage door opener, Rear Drive Access	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		
Frontage	60 SF	25 SF	64 SF
Depth	100 SF	132 SF	114 SF
Site Influence	Corner, Fenced, Low maintenance landscaped,	Fenced, Back Lane, Landscaped patio, Paved Street, Playground	Golf Nearby, 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	\$4,245.00/2024	\$3,041.63/ 24	\$5,843.90/2024
List Price	\$399,000	\$279,990	\$499,900
List Price/SF	\$422.22	\$248.88	\$272.28
Sold Price	\$456,000	\$272,000	\$550,000
Sold Price/SF	\$482.54	\$241.78	\$299.56
Sell/List Ratio	114.3%	97.1%	110.0%
DOM	7	12	6



Status	Sold	Sold	Sold
MLS® #	202511271	202511265	202510657
Area/Neighbr	4H/Mandalay West	4H/Maples	4H/Maples
Address	55 Penny Lane	55 Martell Crescent	87 Madrigal Close
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1973	/ 1972
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	1286 SF	829 SF	1293 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 2 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete
Exterior	Stone, Stucco	Stucco	Stone, Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Wood
Flooring	Laminate, Vinyl	Laminate	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Flooring, Kitch	Bathroom, Roof Coverings
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, No Pet Home, No Smoking Home,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Fridges - Two, Garage
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Attached	Single Attached
Lot Shape	Normal	Normal	
Frontage	53 SF	52 SF	57 SF
Depth	100 SF	100 SF	100 SF
Site Influence	Corner	Fenced, Landscaped deck, Paved Street, Playground	Low maintenance landscaped, Playground Nearby, Shopping
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	\$4,884.41/2024	\$4,744.56/2025	\$4,635.63/2024
List Price	\$469,900	\$429,900	\$469,900
List Price/SF	\$365.40	\$518.58	\$363.42
Sold Price	\$541,000	\$434,000	\$505,555
Sold Price/SF	\$420.68	\$523.52	\$390.99
Sell/List Ratio	115.1%	101.0%	107.6%
DOM	8	8	9



Status	Sold	Sold	Sold
MLS® #	202508124	202510420	202510061
Area/Neighbr	4H/Maples	4H/Mandalay West	4H/Maple Glen
Address	254 Mandalay Drive	58 Arthur Wright Crescent	47 Leamen Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1983	OL / 1985	OL / 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	700 SF	1040 SF	1350 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: 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			
Exterior	Stucco, Vinyl	Stucco	Stone, Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen	Furnace, Kitchen, Roof Coverings, V	
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central
Gds Included	Dryer, Garage door opener, Refrigerator, Stove, Washer	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Freezer, Refrigerator, Storage Shed,
Parking	Double Detached	Front Drive Access	Single Attached
Lot Shape		Normal	
Frontage	0 SF	60 SF	57 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Public Transportation	Fenced, Landscaped patio, Paved Street, Playground	Fenced, Flat Site, Vegetable Garden, 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	\$3,575.14/2024	\$4,294.88/ 24	\$4,348.84/ 24
List Price	\$379,900	\$349,900	\$324,999
List Price/SF	\$542.71	\$336.44	\$240.74
Sold Price	\$375,000	\$416,000	\$420,100
Sold Price/SF	\$535.71	\$400.00	\$311.19
Sell/List Ratio	98.7%	118.9%	129.3%
DOM	24	8	6



Status	Sold	Sold	Sold
MLS® #	202509841	202509707	202509396
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	22 Hood Avenue	99 Kushner Crescent	1234 Jefferson Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1974	OL / 1972
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	1628 SF	829 SF	1044 SF
Fin Basement		0.00 M2/0 SF	41.81 M2/450 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick & Siding	Stucco	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl Plank	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Roof Coverings	Flooring, Furnace, Kitchen	
Features	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dryer, Refrigerator, Storage Shed,
Parking	Double Attached	Single Detached	Rear Drive Access
Lot Shape	Normal		Normal
Frontage	51 SF		34 SF
Depth	99 SF		104 SF
Site Influence	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Low maintenance landscaped, Playground Nearby,	Corner, Fenced, Flat Site, 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	\$5,117.00/2024	\$4,110.50/2024	\$3,158.23/2024
List Price	\$449,900	\$409,900	\$299,900
List Price/SF	\$276.35	\$494.45	\$287.26
Sold Price	\$505,000	\$430,000	\$290,000
Sold Price/SF	\$310.20	\$518.70	\$277.78
Sell/List Ratio	112.2%	104.9%	96.7%
DOM	8	7	26



Status	Sold	Sold	Sold
MLS® #	202509283	202509379	202509200
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	242 Mandalay Drive	170 Mapleglen Drive	61 Prince Philip Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1984	OL / 1972	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	680 SF	996 SF	1188 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: 4	BDA: 3 TBD: 3
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	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)	Corner		
Fireplace Fuel	Wood		
Flooring	Laminate, Tile, Vinyl Plank	Laminate, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings	Basement, Bathroom	
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Refrigerator, Stove	Blinds, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Double Detached	No Garage, Parking Pad	Front Drive Access, No Garage
Lot Shape			
Frontage	0 SF	0 SF	51 SF
Depth	0 SF	0 SF	120 SF
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Corner, Fenced, Back Lane, Playground Nearby, Shopping	No Back Lane, 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	\$3,578.79/2024	\$3,980.29/2025	\$4,282.21/2024
List Price	\$379,900	\$349,900	\$399,900
List Price/SF	\$558.68	\$351.31	\$336.62
Sold Price	\$395,000	\$393,000	\$423,500
Sold Price/SF	\$580.88	\$394.58	\$356.48
Sell/List Ratio	104.0%	112.3%	105.9%
DOM	9	7	7



Status	Sold	Sold	Sold
MLS® #	202509136	202508923	202508914
Area/Neighbr	4H/Maples	4H/Mandalay West	4H/Mandalay West
Address	1446 Leila Avenue	282 Arthur Wright Crescent	28 Boundary Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1985	OL / 1993
Type	Townhouse	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1024 SF	1209 SF	1721 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: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Concrete
Exterior	Stucco, Vinyl	Stone, Stucco	Brick, Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Windows	
Features	Air Conditioning-Central, No Pet Home, No Smoking Home	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Rear Drive Access	Single Attached	Double Attached
Lot Shape		Normal	
Frontage	0 SF	53 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Flat Site, Landscaped patio, No Back Lane,	Fenced, Vegetable Garden, Lake View, Landscape, 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	\$2,941.68/2024	\$4,682.64/2024	\$5,824.15/2024
List Price	\$299,900	\$389,900	\$560,000
List Price/SF	\$292.87	\$322.50	\$325.39
Sold Price	\$295,000	\$425,000	\$560,000
Sold Price/SF	\$288.09	\$351.53	\$325.39
Sell/List Ratio	98.4%	109.0%	100.0%
DOM	10	8	10



Status	Sold	Sold	Sold
MLS® #	202508356	202507959	202506257
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	1459 Leila Avenue	23 Rozmus Bay	32 Sardelle Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1988	OL / 1977	OL / 1977
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1012 SF	1072 SF	1308 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: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Brick, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)			Free-standing, Stone
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate, Tile	Laminate, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings	Bathroom, Flooring, Kitchen, Roof C	Flooring, Furnace, Roof Coverings, \
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Hood Fan, Laundry - Main Floor, Main	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Bar Fridge, Blinds, Dryer, Freezer, Garage	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Detached	Single Detached, Front Drive Access, Garage door opener,	Single Attached
Lot Shape	Normal		
Frontage	50 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Back Lane, Paved Lane, Landscape, Public Swimming	Low maintenance landscaped, Landscape, No Back Lane,	Fenced, 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	\$4,624.39/ 24	\$4,135.44/ 24	\$4,813.01/2024
List Price	\$399,900	\$379,900	\$399,900
List Price/SF	\$395.16	\$354.38	\$305.73
Sold Price	\$443,000	\$418,000	\$465,000
Sold Price/SF	\$437.75	\$389.93	\$355.50
Sell/List Ratio	110.8%	110.0%	116.3%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202507721	202507212	202507129
Area/Neighbr	4H/Maples	4H/Maple Glen	4H/Mandalay West
Address	50 Citadel Crescent	700 Sheppard Street	269 Margate Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1977	OL / 1971	OL / 1985
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bi-Level	Bungalow
Living Area	915 SF	760 SF	1040 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: 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	Stucco, Wood Siding	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)			Other - See remarks
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Vinyl	Laminate	Laminate, See remarks, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Flooring, Furnace, Other
Features	Air Conditioning-Central, Deck	Air Conditioning-Central, Bar wet, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dryer, Refrigerator, See remarks, Stove, Washer,	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window
Parking	Front Drive Access, Unpaved Driveway	Rear Drive Access	Front Drive Access, No Garage
Lot Shape	Normal		Normal
Frontage	57 SF	31 SF	44 SF
Depth	102 SF	110 SF	105 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Shopping Nearby, Public Transportation	Fenced, Paved Lane, Landscape, Park/reserve, 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	\$3,963.69/2024	\$3,033.46/2024	\$4,121.33/ 24
List Price	\$269,900	\$319,900	\$399,900
List Price/SF	\$294.97	\$420.92	\$384.52
Sold Price	\$310,000	\$350,000	\$425,000
Sold Price/SF	\$338.80	\$460.53	\$408.65
Sell/List Ratio	114.9%	109.4%	106.3%
DOM	4	16	7



Status	Sold	Sold	Sold
MLS® #	202507026	202506803	202506785
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	15 Magenta Crescent	86 Manor House Court	266 Mandalay Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1974	/ 1983
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Bungalow
Living Area	1130 SF	1089 SF	828 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: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Brick, Cedar, Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen		
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central	
Gds Included	Blinds, Dishwasher	Window Coverings	Dryer, Fridges - Two, Garage door opener, Garage door opener
Parking	Single Detached	Rear Drive Access	Double Detached
Lot Shape	Normal		
Frontage	55 SF	25 SF	
Depth	110 SF	133 SF	
Site Influence	Fenced, Paved Street, Shopping Nearby, Public Transportation	Fenced, Playground Nearby	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	\$4,197.78/2024	\$2,717.00/2025	\$4,048.97/2024
List Price	\$419,900	\$279,900	\$398,400
List Price/SF	\$371.59	\$257.02	\$481.16
Sold Price	\$405,000	\$262,000	\$385,000
Sold Price/SF	\$358.41	\$240.59	\$464.98
Sell/List Ratio	96.5%	93.6%	96.6%
DOM	33	10	18



Status	Sold	Sold	Sold
MLS® #	202506268	202506124	202505795
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	10 Manford Close	50 Margate Road	171 Blechner Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1972	OL / 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1200 SF	1132 SF	980 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: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco, Vinyl	Other-Remarks, Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Hood Fan, Main floor full bathroom, Alarm system, Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Air Conditioning-Central, Hood Fan, Main floor full bathroom, Alarm system, Blinds, Dishwasher, Dryer, Refrigerator, Front Drive Access, No Garage, Plug-In
Gds Included			
Parking	Front Drive Access, Paved Driveway	Single Detached	Front Drive Access, No Garage, Plug-In
Lot Shape			
Frontage	0 SF	55 SF	54 SF
Depth	0 SF	99 SF	100 SF
Site Influence	Landscaped deck, Paved Street, Playground Nearby, Shopping	Fenced, Paved Lane, Low maintenance landscaped,	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	\$3,845.78/ 24	\$4,359.88/2024	\$3,704.54/ 24
List Price	\$374,900	\$439,000	\$314,900
List Price/SF	\$312.42	\$387.81	\$321.33
Sold Price	\$356,000	\$439,000	\$371,500
Sold Price/SF	\$296.67	\$387.81	\$379.08
Sell/List Ratio	95.0%	100.0%	118.0%
DOM	38	15	8



Status	Sold	Sold	Sold
MLS® #	202504682	202504777	202504515
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	67 Mankato Crescent	175 Cartwright Road	395 Mandalay Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1976	OL / 1977
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	824 SF	884 SF	880 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: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Concrete wall	Wood Frame
Exterior	Brick & Siding, Stucco	Brick, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile	Laminate	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Cook Top, High-Efficiency Furnace,	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dryer, Refrigerator, Stove, Washer, Window Coverings
Parking	Double Detached, Rear Drive Access	Double Detached	Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	52 SF	45 SF	0 SF
Depth	105 SF	104 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped patio, Park/reserve, Playground	Back Lane, Paved Lane, Landscape, Paved Street,	Back Lane, Landscape, 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	\$4,079.96/2024	\$4,888.00/2024	\$3,178.35/ 24
List Price	\$389,900	\$399,900	\$324,900
List Price/SF	\$473.18	\$452.38	\$369.20
Sold Price	\$380,000	\$446,000	\$321,000
Sold Price/SF	\$461.17	\$504.52	\$364.77
Sell/List Ratio	97.5%	111.5%	98.8%
DOM	10	9	53



Status	Sold	Sold	Sold
MLS® #	202504474	202504004	202503140
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	7 Madera Crescent	1480 Leila Avenue	82 Dobrinsky Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	/ 1985	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1023 SF	1032 SF	858 SF
Fin Basement		86.40 M2/930 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 3
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	Stucco, Wood Siding	Vinyl	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Windows	Bathroom, Kitchen, Windows	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Hood	Main floor full bathroom
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Front Drive Access, Garage door opener,	Double Detached	Single Detached
Lot Shape	Irregular		
Frontage	50 SF	41 SF	36 SF
Depth	110 SF	132 SF	100 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, No Back	Public Transportation	Fenced, No Back Lane, 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	\$4,213.23/2023	\$4,441.32/ 24	\$3,681.41/2024
List Price	\$399,900	\$389,900	\$299,900
List Price/SF	\$390.91	\$377.81	\$349.53
Sold Price	\$428,000	\$438,000	\$345,000
Sold Price/SF	\$418.38	\$424.42	\$402.10
Sell/List Ratio	107.0%	112.3%	115.0%
DOM	11	6	3



Status	Sold	Sold	Sold
MLS® #	202503621	202503552	202503436
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	22 Cannes Crescent	86 Malden Close	55 Herron Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1978	/ 1971	/
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	845 SF	1291 SF	1251 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: 5
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: Y	FB: 3 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stone, Stucco	Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl	See remarks
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings, Windows	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main	
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener remote(s), Double Attached
Parking	Double Detached	Single Attached	Double Attached
Lot Shape		Normal	
Frontage	47 SF	55 SF	60 SF
Depth	100 SF	110 SF	0 SF
Site Influence	Fenced, Playground Nearby, Public Swimming Pool, Shopping	Fenced, Flat Site, Landscaped patio, Park/reserve, 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	\$4,003.47/ 24	\$4,522.00/2024	\$4,256.60/2024
List Price	\$389,900	\$399,900	\$499,900
List Price/SF	\$461.42	\$309.76	\$399.60
Sold Price	\$377,000	\$425,000	\$561,000
Sold Price/SF	\$446.15	\$329.20	\$448.44
Sell/List Ratio	96.7%	106.3%	112.2%
DOM	12	8	11



Status	Sold	Sold	Sold
MLS® #	202503175	202502669	202502465
Area/Neighbr	4H/Seven Oaks Crossings	4H/Maples	4H/Maples
Address	26 Jack Kolt Place	7 Blechner Drive	123 Cartwright Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2003	/ 1973	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1617 SF	854 SF	1040 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: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Tile Facing		Corner
Fireplace Fuel	Gas		Wood
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Other remarks, R	Furnace	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Deck
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dryer, Freezer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Double Detached, Insulated
Parking	Double Attached, Front Drive Access, Garage door opener,	Paved Driveway	
Lot Shape	Pie Shaped		Normal
Frontage	55 SF	51 SF	50 SF
Depth	0 SF	105 SF	105 SF
Site Influence	Cul-De-Sac, Fenced, Shopping Nearby	Fenced, Landscape	Fenced, 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	\$6,246.87/ 24	\$3,751.56/2024	\$4,112.29/2024
List Price	\$589,900	\$299,900	\$459,900
List Price/SF	\$364.81	\$351.17	\$442.21
Sold Price	\$651,000	\$341,700	\$445,000
Sold Price/SF	\$402.60	\$400.12	\$427.88
Sell/List Ratio	110.4%	113.9%	96.8%
DOM	7	5	18



Status	Sold	Sold	Sold
MLS® #	202502595	202502478	202502368
Area/Neighbr	4H/Maples	4H/Maples	4H/Maples
Address	1052 Beauty Avenue	77 Manor House Court	115 Bender Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1972	OL / 1988
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bi-Level
Living Area	1080 SF	760 SF	680 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: 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			
Exterior	Stucco, Vinyl	Stucco	Stucco, Wood Siding
Fireplace(s)			Other - See remarks
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Wood	Laminate	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Windows		Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, Hood Fan, Hot Tub
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer		Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Parking Pad	None	Front Drive Access
Lot Shape	Normal		
Frontage	0 SF	28 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Back Lane, Shopping Nearby, Public Transportation	Fenced, Paved Street	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	\$2,957.01/ 24	\$2,828.55/ 24	\$3,729.90/ 24
List Price	\$259,900	\$215,000	\$339,900
List Price/SF	\$240.65	\$282.89	\$499.85
Sold Price	\$265,100	\$252,000	\$368,888
Sold Price/SF	\$245.46	\$331.58	\$542.48
Sell/List Ratio	102.0%	117.2%	108.5%
DOM	1	3	6



Status	Sold	Sold	Sold
MLS® #	202502207	202502205	202502201
Area/Neighbr	4H/Maples	4H/Mandalay West	4H/Mandalay West
Address	50 Kenville Crescent	15 Bachman Bay	1818 Jefferson Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1976	OL / 1982	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bungalow
Living Area	1733 SF	920 SF	820 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 2 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Vinyl	Stucco, Wood Siding	Stucco, Vinyl, Wood Siding
Fireplace(s)	Stove		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen		Basement, Furnace, Roof Coverings
Features	No Pet Home, No Smoking Home, Pool, inground	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dryer, Garage door opener, Garage	Dryer, Fridges - Two, Stoves - Two, Washer
Parking	Single Attached, Paved Driveway	Single Attached, Front Drive Access, Garage door opener,	No Garage
Lot Shape			Normal
Frontage	0 SF	0 SF	30 SF
Depth	0 SF	0 SF	120 SF
Site Influence	Fenced, No Back Lane, Park/reserve, Playground	Fenced, Landscape, Park/reserve, Playground	Flat Site, 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	\$4,897.52/2024	\$4,411.18/ 24	\$3,224.10/2024
List Price	\$449,900	\$419,900	\$324,000
List Price/SF	\$259.61	\$456.41	\$395.12
Sold Price	\$441,500	\$410,000	\$324,000
Sold Price/SF	\$254.76	\$445.65	\$395.12
Sell/List Ratio	98.1%	97.6%	100.0%
DOM	13	12	0



Status	Sold	Sold	Sold
MLS® #	202502144	202501426	202501156
Area/Neighbr	4H/Maples	4H/Mandalay West	4H/Maples
Address	86 Idlewild Bay	39 Scarfe Street	779 Sheppard Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1985	OL / 1972
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-4 Level
Living Area	1278 SF	1056 SF	1286 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stone, Wood Siding	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Wall-to-wall carpet, Laminate, Vinyl F	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Basement, Bathroom, Flooring, Kitch	
Features	No Pet Home, No Smoking Home	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Single Attached	Front Drive Access	Single Detached, Oversized, Parking Pad
Lot Shape		Normal	
Frontage	57 SF	51 SF	30 SF
Depth	0 SF	100 SF	105 SF
Site Influence	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Flat Site, Landscaped deck, No Back Lane, Paved	Fenced, Flat Site, Back Lane, Playground Nearby, Private Yard,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	None	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,648.10/ 24	\$4,257.27/2024	\$3,313.30/2024
List Price	\$469,999	\$423,900	\$339,000
List Price/SF	\$367.76	\$401.42	\$263.61
Sold Price	\$489,000	\$423,600	\$329,900
Sold Price/SF	\$382.63	\$401.14	\$256.53
Sell/List Ratio	104.0%	99.9%	97.3%
DOM	7	52	7



Status	Sold	Sold	Sold
MLS® #	202500456	202428310	202428186
Area/Neighbr	4H/Mandalay West	4H/Maples	4H/Maples
Address	35 Sasaki Crescent	69 Manford Close	72 Manor House Court
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1972	OL / 1974
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Two Storey
Living Area	1098 SF	1122 SF	1089 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: 2 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	Vinyl	Composite, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Vinyl Plank	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Flooring, Kitchen, Other	Basement, Bathroom, Flooring, Kitchen
Features	No Pet Home, No Smoking Home	Air Conditioning-Central, Ceiling Fan, Closet Organizers,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dishwasher, Refrigerator, Stove, Washer
Parking	Single Attached, Front Drive Access, Garage door opener,	Front Drive Access, Paved Driveway	Rear Drive Access
Lot Shape		Normal	Normal
Frontage	60 SF	29 SF	25 SF
Depth	0 SF	119 SF	133 SF
Site Influence	Corner, Paved Street, Playground Nearby	Fenced, Landscape, No Back Lane, Other/remarks, Playground	Flat Site, Golf Nearby, Back Lane, Park/reserve, 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	\$4,607.99/ 24	\$3,020.95/2024	\$2,729.91/ 24
List Price	\$279,900	\$314,999	\$329,750
List Price/SF	\$254.92	\$280.75	\$302.80
Sold Price	\$390,000	\$310,000	\$305,000
Sold Price/SF	\$355.19	\$276.29	\$280.07
Sell/List Ratio	139.3%	98.4%	92.5%
DOM	12	52	45



Status	Sold	Sold	Sold
MLS® #	202428047	202427927	202427532
Area/Neighbr	4H/Mandalay West	4H/Maples	4H/Maples
Address	268 Margate Road	46 Kushner Crescent	23 Chochinov Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1983	/ 1974	OL / 1987
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	1040 SF	980 SF	1854 SF
Fin Basement	85.47 M2/920 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 5
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)	Insert		Glass Door
Fireplace Fuel	Electric		Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, E	Kitchen	
Features	Air Conditioning-Central, Bar wet, Closet Organizers,	Air Conditioning-Central	
Gds Included	Dishwasher, Dryers - Two, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Double Detached	Double Detached, Oversized, Workshop	Double Attached
Lot Shape	Normal	Irregular	
Frontage	44 SF	0 SF	59 SF
Depth	100 SF	0 SF	
Site Influence	Fenced, Flat Site, Golf Nearby, Back Lane, Park/reserve,	Fenced, Landscape, Landscaped patio, Shopping Nearby, Public	No 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	\$4,099.17/2024	\$4,527.42/ 24	\$5,349.18/ 24
List Price	\$479,900	\$319,900	\$465,000
List Price/SF	\$461.44	\$326.43	\$250.81
Sold Price	\$509,777	\$351,555	\$465,000
Sold Price/SF	\$490.17	\$358.73	\$250.81
Sell/List Ratio	106.2%	109.9%	100.0%
DOM	10	3	17



Status	Sold	Sold	Sold
MLS® #	202427467	202425524	202425188
Area/Neighbr	4H/Maples	4H/Maples	4H/Mandalay West
Address	102 Manorview Close	7 Majorca Place	34 Baker Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1974	OL / 1981
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	864 SF	2048 SF	951 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 2 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	
Exterior	Stucco, Wood Siding	Stucco	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Laminate	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Central Exhaust, Hood Fan, Main floor
Gds Included	Dryer, Freezer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryers - Two, Fridges - Two, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Detached, Rear Drive Access	Double Attached	Single Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	
Frontage	0 SF	60 SF	0 SF
Depth	0 SF	106 SF	0 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Lane, Landscape, Paved	Fenced, Landscaped deck, Landscaped patio, No Back	Fenced, Fruit Trees/Shrubs, 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	\$3,891.82/2024	\$5,080.42/ 24	\$4,536.87/2024
List Price	\$304,900	\$513,900	\$431,900
List Price/SF	\$352.89	\$250.93	\$454.15
Sold Price	\$333,000	\$492,000	\$454,000
Sold Price/SF	\$385.42	\$240.23	\$477.39
Sell/List Ratio	109.2%	95.7%	105.1%
DOM	20	66	56



Status	Sold	Sold	Sold
MLS® #	202425131	202511427	202511541
Area/Neighbr	4H/Maples	4J/Tyndall Park	4J/Tyndall Park
Address	87 Marlow Court	167 Kinver Avenue	2021 Selkirk Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1978	OL / 1968
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1180 SF	1152 SF	1099 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: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Brick, Stucco	Stucco	Vinyl, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, See remarks	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Other remarks, Windows		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),	Blinds, Dryer, Refrigerator, Stove, Washer, Window	Alarm system, Blinds, Dryer, Garage door opener, Garage
Parking	Single Detached	No Garage, Parking Pad	Single Detached
Lot Shape		Normal	Normal
Frontage	0 SF	22 SF	50 SF
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Other/remarks, Playground	Fenced, Flat Site	Flat Site, Back Lane, Paved Lane, Paved Street, 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	\$3,149.77/2024	\$2,888.02/ 24	\$3,488.45/ 24
List Price	\$299,900	\$320,000	\$299,900
List Price/SF	\$254.15	\$277.78	\$272.88
Sold Price	\$285,000	\$315,000	\$346,500
Sold Price/SF	\$241.53	\$273.44	\$315.29
Sell/List Ratio	95.0%	98.4%	115.5%
DOM	77	1	10



Status	Sold	Sold	Sold
MLS® #	202511302	202510813	202510673
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	32 Arrow Street	76 Dingle Street	138 Taraska Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1974	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1061 SF	840 SF	895 SF
Fin Basement	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: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen		Furnace
Features	Air Conditioning-Central, Laundry - Main Floor, Main floor full	Main floor full bathroom, Monitored Alarm, Patio, Sump	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Dishwasher, Garage door opener, Garage	Dryer, Garage door opener, Garage door opener remote(s),	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer,
Parking	Double Detached, Garage door opener, Rear Drive Access	Single Detached, Rear Drive Access	Parking Pad, Rear Drive Access
Lot Shape		Normal	
Frontage	50 SF	45 SF	36 SF
Depth	110 SF	100 SF	100 SF
Site Influence	Fenced, Back Lane, Public Transportation	Back Lane, Landscaped patio, Playground Nearby, Shopping	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	\$3,976.26/2025	\$3,703.56/ 24	\$3,788.73/ 24
List Price	\$399,900	\$299,900	\$399,900
List Price/SF	\$376.91	\$357.02	\$446.82
Sold Price	\$390,000	\$299,900	\$380,000
Sold Price/SF	\$367.58	\$357.02	\$424.58
Sell/List Ratio	97.5%	100.0%	95.0%
DOM	8	7	5



Status	Sold	Sold	Sold
MLS® #	202509887	202420156	202508008
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	20 Ostafiew Farm Road	148 Kinver Avenue	2047 Burrows Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1984	OL / 1987	OL / 1976
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Split-4 Level
Living Area	691 SF	1152 SF	1651 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: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco
Fireplace(s)			Stone
Fireplace Fuel			
Flooring	Laminate, Tile	Vinyl Plank	Vinyl
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen		
Features	Air Conditioning-Central, High-Efficiency Furnace		
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener		Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	No Garage	Single Detached
Lot Shape			
Frontage	32 SF	0 SF	
Depth	100 SF	0 SF	
Site Influence	Fenced, Landscaped patio, Playground Nearby, Shopping	Fenced, Back Lane, Shopping Nearby, Public Transportation	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	\$3,458.53/2024	\$1,514.97/2024	\$4,068.00/2024
List Price	\$359,900	\$319,900	\$399,900
List Price/SF	\$520.84	\$277.69	\$242.22
Sold Price	\$387,000	\$302,000	\$390,000
Sold Price/SF	\$560.06	\$262.15	\$236.22
Sell/List Ratio	107.5%	94.4%	97.5%
DOM	7	33	7



Status	Sold	Sold	Sold
MLS® #	202507877	202502698	202502116
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	62 Inglis Street	1803 Manitoba Avenue	1933 Manitoba Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1983	OL / 1973	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Other-Remarks
Living Area	1204 SF	840 SF	1100 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: 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 & Siding	Brick, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Furnace, Other remarks, W
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, No Pet Home, No	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer, Window Coverings	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Single Detached	Double Detached
Lot Shape	Normal		
Frontage	41 SF	45 SF	45 SF
Depth	100 SF	100 SF	100 SF
Site Influence	Back Lane, Other/remarks, Playground Nearby, Public	Fenced, Back Lane, Private Yard, Shopping Nearby, Public	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	\$4,330.12/ 24	\$3,667.86/ 24	\$4,572.07/2024
List Price	\$399,900	\$349,900	\$389,900
List Price/SF	\$332.14	\$416.55	\$354.45
Sold Price	\$427,000	\$349,900	\$430,000
Sold Price/SF	\$354.65	\$416.55	\$390.91
Sell/List Ratio	106.8%	100.0%	110.3%
DOM	7	7	6



Status	Sold	Sold	Sold
MLS® #	202501824	202501560	202501536
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	51 Kinver Avenue	2067 Burrows Avenue	113 Kinver Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1977	OL / 1978
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1019 SF	920 SF	1156 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: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl, Wood	Laminate	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Roof Coverings		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer,
Parking	Parking Pad, Rear Drive Access, Unpaved Driveway	Other remarks	Rear Drive Access
Lot Shape			Normal
Frontage	36 SF	0 SF	22 SF
Depth		0 SF	100 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Back Lane, 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	\$3,572.40/ 24	\$2,830.56/2024	\$2,698.98/ 24
List Price	\$409,900	\$309,000	\$297,000
List Price/SF	\$402.26	\$335.87	\$256.92
Sold Price	\$421,500	\$320,000	\$295,000
Sold Price/SF	\$413.64	\$347.83	\$255.19
Sell/List Ratio	102.8%	103.6%	99.3%
DOM	27	6	8



Status	Sold	Sold	Sold
MLS® #	202501076	202428331	202428414
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	127 Weitzel Street	2003 Selkirk Avenue	45 Flye Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1971	OL / 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	775 SF	1004 SF	1120 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: 4	BDA: 3 TBD: 4
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	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Other - See remarks		
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet
Gds Included	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Stove,	Blinds, Fridges - Two, Microwave, Microwaves - Two,
Parking	Other remarks	Parking Pad, Plug-In	Single Detached, Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	30 SF	0 SF	0 SF
Depth	100 SF	0 SF	0 SF
Site Influence	Corner, Paved Street, Playground Nearby, Shopping	Back Lane, Playground Nearby, Shopping Nearby, Public	Golf Nearby, Back Lane, 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	\$2,892.38/2024	\$3,666.92/ 24	\$4,071.44/ 24
List Price	\$359,900	\$299,900	\$394,900
List Price/SF	\$464.39	\$298.71	\$352.59
Sold Price	\$365,000	\$340,000	\$392,000
Sold Price/SF	\$470.97	\$338.65	\$350.00
Sell/List Ratio	101.4%	113.4%	99.3%
DOM	7	6	7



Status	Sold	Sold	Sold
MLS® #	202500907	202428018	202428086
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	54 Hume Street	35 Albina Way	30 Butler Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1977	OL / 1976
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	832 SF	800 SF	840 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Concrete, Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Other-Remarks, Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Laminate, See remarks
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Kitch		Other remarks
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, No Pet	High-Efficiency Furnace, Main	Main floor full bathroom, No Pet Home, No Smoking Home
Gds Included	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dryer, Fridges - Two, Garage door opener, See
Parking	Double Detached	No Garage	Double Detached
Lot Shape	Normal		
Frontage	41 SF	0 SF	45 SF
Depth	100 SF	0 SF	104 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscape, Playground Nearby,	Back Lane, Park/reserve, Playground Nearby, Shopping	Fenced, Back Lane, Landscape, 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	\$3,667.50/ 24	\$2,754.13/ 24	\$3,822.53/2024
List Price	\$389,900	\$289,900	\$399,000
List Price/SF	\$468.63	\$362.38	\$475.00
Sold Price	\$397,900	\$300,000	\$425,000
Sold Price/SF	\$478.25	\$375.00	\$505.95
Sell/List Ratio	102.1%	103.5%	106.5%
DOM	7	29	6



Status	Sold	Sold	Sold
MLS® #	202427880	202427411	202426429
Area/Neighbr	4J/Tyndall Park	4J/Tyndall Park	4J/Tyndall Park
Address	39 Albina Way	2016 Manitoba Avenue	77 Albina Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1973	OL / 1977
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	920 SF	1188 SF	920 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: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Concrete, Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)			Stove
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled	Flooring, Windows		Exterior, Furnace, Kitchen, Windows
Features	Air Conditioning-Central, Bar wet, No Pet Home, No Smoking	Air Conditioning-Central, Bar wet, Ceiling Fan, Main floor full	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Alarm system, Blinds, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Garage door opener, Garage door opener
Parking	No Garage, Rear Drive Access	Double Detached, Garage door opener, Plug-In, Rear Drive	Double Detached
Lot Shape	Normal		Normal
Frontage	25 SF	0 SF	24 SF
Depth	0 SF	0 SF	
Site Influence	Back Lane, Low maintenance landscaped, Playground Nearby,	Fenced, Back Lane, Landscape, Park/reserve, Playground	Lake View, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Geo-Thermal	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	\$2,859.30/2024	\$4,342.25/ 24	\$3,062.95/2024
List Price	\$294,900	\$369,900	\$339,900
List Price/SF	\$320.54	\$311.36	\$369.46
Sold Price	\$280,000	\$350,000	\$320,000
Sold Price/SF	\$304.35	\$294.61	\$347.83
Sell/List Ratio	94.9%	94.6%	94.1%
DOM	33	18	47



Status	Sold	Sold	Sold
MLS® #	202513338	202512902	202510227
Area/Neighbr	4K/Garden Grove	4K/Garden Grove	4K/Garden Grove
Address	226 Barnham Crescent	381 Egesz Street	50 Montbrook Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1986	OL / 1980
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	980 SF	1204 SF	905 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: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco, Vinyl	Stone, Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)		Stone	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Vinyl Plank	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Furnace, Other	Basement, Bathroom, Flooring, Kitch	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dryer, Fridges - Two, Storage Shed, Stoves - Two,	Dishwasher, Freezer, Fridges - Two, Garage door opener,	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Front Drive Access	Double Detached	Rear Drive Access
Lot Shape			
Frontage	0 SF	51 SF	0 SF
Depth	0 SF	99 SF	0 SF
Site Influence	Other/remarks	Fenced, Paved Lane, Paved Street, Playground Nearby,	Fenced, Other/remarks, Private Yard, 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	\$3,329.57/2024	\$4,854.74/ 25	\$3,622.86/ 24
List Price	\$379,900	\$424,800	\$399,900
List Price/SF	\$387.65	\$352.82	\$441.88
Sold Price	\$403,000	\$445,000	\$390,000
Sold Price/SF	\$411.22	\$369.60	\$430.94
Sell/List Ratio	106.1%	104.8%	97.5%
DOM	6	7	13



Status	Sold	Sold	Sold
MLS® #	202510075	202508867	202509119
Area/Neighbr	4K/Garden Grove	4K/Garden Grove	4K/Garden Grove
Address	83 Garden Grove Drive	87 Garden Grove Drive	83 Greenhoven Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1977	/ 1978	OL / 1984
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Bi-Level	Split-4 Level
Living Area	1144 SF	928 SF	1624 SF
Fin Basement	66.33 M2/714 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction	Wood Frame	Wood Frame	Concrete, Wood Frame
Exterior	Brick, Stucco, Wood Siding	Brick & Siding, Stucco	Stucco, Wood Siding
Fireplace(s)		Brick Facing, Double-sided	Brick Facing
Fireplace Fuel		Wood	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Roof Coverings	Other remarks, Windows	
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace	Air Conditioning-Central, Deck, No Smoking Home	Air Conditioning-Central, Central Exhaust, Closet Organizers,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dryer, Freezer, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Oversized, Parking Pad	Single Detached, Garage door opener, Insulated garage door,	Double Detached
Lot Shape	Normal	Pie Shaped	Normal
Frontage	40 SF	41 SF	46 SF
Depth	100 SF	100 SF	120 SF
Site Influence	Lakefront, Lake View, Back Lane, Landscape, Playground	Corner, Fenced, Golf Nearby, Lake View, Landscaped patio,	Fenced, Lake View, Landscape, No Back Lane, 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	\$4,180.00/ 24	\$3,954.23/2024	\$4,121.95/ 24
List Price	\$399,900	\$379,900	\$449,900
List Price/SF	\$349.56	\$409.38	\$277.03
Sold Price	\$450,000	\$425,000	\$440,000
Sold Price/SF	\$393.36	\$457.97	\$270.94
Sell/List Ratio	112.5%	111.9%	97.8%
DOM	7	11	10



Status	Sold	Sold	Sold
MLS® #	202508009	202507045	202507073
Area/Neighbr	4K/Garden Grove	4K/Garden Grove	4K/Garden Grove
Address	46 Greenhoven Crescent	143 Alsip Drive	95 Fairgrove Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1987	OL / 1977
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Split-3 Level
Living Area	1624 SF	980 SF	1745 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: N	FB: 1 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Brick, Stucco	Stone, Wood Siding
Fireplace(s)	Brick Facing, Stove		Stone
Fireplace Fuel	Wood		Electric, Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Exterior, Floori	Bathroom	Bathroom, Flooring, Furnace, Roof C
Features	No Smoking Home, Smoke Detectors	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Detached, Garage door opener, Heated, Insulated	Front Drive Access, Paved Driveway	Double Detached, Garage door opener, Rear Drive Access
Lot Shape	Normal	Normal	Pie Shaped
Frontage	50 SF	40 SF	52 SF
Depth		100 SF	0 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Lane, Landscape, Paved	Fenced, Low maintenance landscaped, No Back Lane,	Fenced, Flat Site, 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	\$4,583.03/ 24	\$3,787.78/ 24	\$4,751.60/ 24
List Price	\$419,900	\$369,900	\$439,900
List Price/SF	\$258.56	\$377.45	\$252.09
Sold Price	\$415,000	\$392,500	\$450,000
Sold Price/SF	\$255.54	\$400.51	\$257.88
Sell/List Ratio	98.8%	106.1%	102.3%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202506445	202504016	202502913
Area/Neighbr	4K/Garden Grove	4K/Garden Grove	4K/Garden Grove
Address	51 Fairgrove Bay	51 Charter Drive	34 Woodcroft Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1978	OL / 1987
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1020 SF	1224 SF	2138 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: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco, Wood Siding	Stone, Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Brick Facing, Corner	Tile Facing	Brick Facing
Fireplace Fuel	Wood	Gas	Wood
Flooring	Tile, Vinyl, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings, V	Bathroom, Flooring, Furnace, Kitche	Bathroom, Flooring, Kitchen, Other r
Features	Air Conditioning-Central, Bar dry, Ceiling Fan, Garburator, Patio,	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Hot Tub, Laundry - Main Floor
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	
Parking	Single Detached	Parking Pad, Plug-In, Paved Driveway	Double Attached
Lot Shape	Normal		Normal
Frontage	40 SF		0 SF
Depth	100 SF		0 SF
Site Influence	Fenced, Paved Lane, Park/reserve, Playground	Corner, Fenced, Landscape, Landscaped deck, Playground	Lakefront, Landscape, No 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	\$3,961.01/2024	\$3,237.86/2024	\$6,072.35/2024
List Price	\$369,000	\$349,900	\$649,900
List Price/SF	\$361.76	\$285.87	\$303.98
Sold Price	\$369,000	\$385,000	\$649,900
Sold Price/SF	\$361.76	\$314.54	\$303.98
Sell/List Ratio	100.0%	110.0%	100.0%
DOM	9	7	9



Status	Sold	Sold	Sold
MLS® #	202428428	202428184	202513446
Area/Neighbr	4K/Garden Grove	4K/Garden Grove	4L/Waterford Green
Address	237 Egesz Street	103 Tallman Street	14 Bridgewell Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1988	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	1080 SF	880 SF	1408 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: 3 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Composite, Stucco	Brick & Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile	Laminate, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Windows	
Features	Air Conditioning-Central, Main floor full bathroom, No Smoking		Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Blinds, Dishwasher, Dryers - Two, Garage door opener,
Parking	Double Detached	Double Detached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Back Lane, Low maintenance landscaped, Not Fenced,	Back Lane, Playground Nearby, Public Transportation	Cul-De-Sac, Fenced, Landscape, No Back Lane, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air, 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	\$3,957.36/2024	\$3,952.34/2024	\$5,064.54/ 24
List Price	\$319,900	\$374,900	\$549,900
List Price/SF	\$296.20	\$426.02	\$390.55
Sold Price	\$357,000	\$355,000	\$582,000
Sold Price/SF	\$330.56	\$403.41	\$413.35
Sell/List Ratio	111.6%	94.7%	105.8%
DOM	8	15	7



Status	Sold	Sold	Sold
MLS® #	202511241	202510723	202510423
Area/Neighbr	4L/Waterford Green	4L/Waterford Green	4L/Meadows West
Address	120 Luzon Bay	285 Old Commonwealth Path	123 Rose Hill Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 2018	OL / 1984
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1824 SF	1387 SF	1108 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: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco, Vinyl	Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Laminate, See remarks, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Garage
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Single Attached	Double Detached
Lot Shape		Normal	Normal
Frontage	0 SF	0 SF	50 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Low maintenance landscaped, 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	\$5,696.95/2024	\$4,081.71/ 24	\$4,035.74/ 24
List Price	\$549,900	\$439,900	\$449,900
List Price/SF	\$301.48	\$317.16	\$406.05
Sold Price	\$610,000	\$460,000	\$475,000
Sold Price/SF	\$334.43	\$331.65	\$428.70
Sell/List Ratio	110.9%	104.6%	105.6%
DOM	6	6	8



Status	Sold	Sold	Sold
MLS® #	202510388	202509687	202508774
Area/Neighbr	4L/Castlebury Meadows	4L/Castlebury Meadows	4L/Castlebury Meadows
Address	12 Mayer Drive	66 Squire Place	84 Cheema Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2023	OL / 2016	OL / 2022
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	1902 SF	1400 SF	1919 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: 5 TBD: 7
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Concrete	
Exterior	Stucco, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank	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	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryers - Two, Garage door opener,
Parking	Double Attached	Single Attached	Double Attached
Lot Shape			Normal
Frontage	0 SF	0 SF	36 SF
Depth	0 SF	0 SF	111 SF
Site Influence	Flat Site	Fenced, Park/reserve, Paved Street, Playground Nearby,	No Back Lane, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Cooperative Well	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,543.12/ 24	\$4,314.10/2024	\$5,961.02/2024
List Price	\$624,900	\$449,900	\$699,000
List Price/SF	\$328.55	\$321.36	\$364.25
Sold Price	\$625,000	\$445,000	\$664,500
Sold Price/SF	\$328.60	\$317.86	\$346.27
Sell/List Ratio	100.0%	98.9%	95.1%
DOM	9	29	32



Status	Sold	Sold	Sold
MLS® #	202508609	202508401	202507586
Area/Neighbr	4L/Inkster Gardens	4L/Meadows West	4L/Castlebury Meadows
Address	15 Driftwater Trail	332 Rose Hill Way	74 Hazelton Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	/ 1987	OL / 2016
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Two Storey
Living Area	1824 SF	1830 SF	1501 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	55.74 M2/600 SF
Bedrooms	BDA: 4 TBD: 5	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		Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick & Siding, Stucco	Stucco, Vinyl
Fireplace(s)		Insert, Other - See remarks, Stone	
Fireplace Fuel		Electric, See remarks	
Flooring	Laminate, Tile	See remarks, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Central Exhaust, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Detached, Garage door opener, Parking Pad, Rear Drive	Single Attached, Front Drive Access, Garage door opener
Lot Shape			Normal
Frontage	39 SF	52 SF	25 SF
Depth	182 SF	130 SF	127 SF
Site Influence	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Golf Nearby, Landscape, 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	\$5,829.00/ 24	\$5,102.18/2024	\$4,635.34/2024
List Price	\$599,900	\$449,900	\$489,900
List Price/SF	\$328.89	\$245.85	\$326.38
Sold Price	\$625,000	\$475,100	\$531,700
Sold Price/SF	\$342.65	\$259.62	\$354.23
Sell/List Ratio	104.2%	105.6%	108.5%
DOM	8	8	9



Status	Sold	Sold	Sold
MLS® #	202507054	202506187	202506240
Area/Neighbr	4L/Meadows West	4L/Castlebury Meadows	4L/Meadows West
Address	51 Quill Bay	53 Squire Place	136 Belton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL /	OL / 1988
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-4 Level
Living Area	1045 SF	1517 SF	2000 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: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Half basement
Construction	Wood Frame		Wood Frame
Exterior	Cedar, Stucco	Stucco, Vinyl	Brick, Stucco
Fireplace(s)			Direct vent
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Other remarks	
Features	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking	Air Conditioning-Central, Central Exhaust, Heat recovery	Air Conditioning-Central, Closet Organizers, Dog run fenced in,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Garage door opener, Insulated, Parking Pad,	Single Attached	Double Attached
Lot Shape	Normal		
Frontage	42 SF	0 SF	59 SF
Depth	100 SF	0 SF	95 SF
Site Influence	Golf Nearby, Back Lane, Landscaped patio, Playground	Fenced, Landscape, No Back Lane, Park/reserve, Paved	Corner, Fenced, No Back Lane, Other/remarks
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	\$4,246.93/2024	\$4,142.57/2024	\$5,199.82/ 24
List Price	\$434,900	\$469,900	\$448,000
List Price/SF	\$416.17	\$309.76	\$224.00
Sold Price	\$455,000	\$477,000	\$430,000
Sold Price/SF	\$435.41	\$314.44	\$215.00
Sell/List Ratio	104.6%	101.5%	96.0%
DOM	5	9	13



Status	Sold	Sold	Sold
MLS® #	202505693	202505210	202504120
Area/Neighbr	4L/Castlebury Meadows	4L/Castlebury Meadows	4L/Castlebury Meadows
Address	49 Hillbrook Drive	126 Indra Crescent	28 Platt Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2016	OL / 2023	/ 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	1506 SF	1615 SF	1940 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: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Stone, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)	Tile Facing		Insert
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	34 SF	26 SF	38 SF
Depth	116 SF	100 SF	110 SF
Site Influence	Fenced, Low maintenance landscaped, No Back Lane,	No Back Lane, Paved Street, Playground Nearby	Golf Nearby, 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	\$5,306.66/ 24	\$4,918.33/2024	\$0.00/2024
List Price	\$569,900	\$499,900	\$738,900
List Price/SF	\$378.42	\$309.54	\$380.88
Sold Price	\$557,444	\$492,000	\$697,000
Sold Price/SF	\$370.15	\$304.64	\$359.28
Sell/List Ratio	97.8%	98.4%	94.3%
DOM	25	4	42



Status	Sold	Sold	Sold
MLS® #	202505237	202505222	202505238
Area/Neighbr	4L/North Meadows	4L/Waterford Green	4L/Waterford Green
Address	82 Khalsa Street	250 Old Commonwealth Path	23 Bridgeford Path
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2008	OL / 2018	OL / 2016
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Two Storey
Living Area	1880 SF	1518 SF	1362 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: 4
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco, Wood Siding	Stone, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryers - Two, Fridges - Two, Garage door
Parking	Double Attached	Double Detached, Plug-In	Double Detached
Lot Shape	Normal		Normal
Frontage	42 SF	0 SF	24 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Vegetable Garden, Landscaped deck, Paved Street, Playground	Corner, Fenced, Back Lane, 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	\$5,788.57/ 24	\$4,266.43/2024	\$4,283.35/ 24
List Price	\$559,900	\$449,900	\$489,900
List Price/SF	\$297.82	\$296.38	\$359.69
Sold Price	\$550,000	\$469,000	\$486,000
Sold Price/SF	\$292.55	\$308.96	\$356.83
Sell/List Ratio	98.2%	104.2%	99.2%
DOM	41	8	4



Status	Sold	Sold	Sold
MLS® #	202505160	202504627	202504510
Area/Neighbr	4L/Castlebury Meadows	4L/Meadows West	4L/Meadows West
Address	92 Indra Crescent	226 Rose Hill Way	86 Rose Hill Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2023	OL / 1984	OL / 1984
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Raised Bungalow	Bungalow
Living Area	1615 SF	1053 SF	1164 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: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Stucco, Vinyl	Brick, Stucco, Vinyl
Fireplace(s)			Brick Facing
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Electrical, Ext
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Blinds, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Garage door opener,	Front Drive Access	Single Attached
Lot Shape	Normal		Normal
Frontage	26 SF	0 SF	55 SF
Depth		0 SF	100 SF
Site Influence	Flat Site, No Back Lane, Private Yard, Shopping Nearby	Corner, No Back Lane, Playground Nearby, Private Yard,	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	\$3,118.13/2024	\$4,076.74/2024	\$4,427.42/ 24
List Price	\$519,900	\$409,900	\$429,900
List Price/SF	\$321.92	\$389.27	\$369.33
Sold Price	\$489,000	\$430,000	\$451,000
Sold Price/SF	\$302.79	\$408.36	\$387.46
Sell/List Ratio	94.1%	104.9%	104.9%
DOM	24	8	4



Status	Sold	Sold	Sold
MLS® #	202503431	202502106	202501268
Area/Neighbr	4L/Waterford Green	4L/Castlebury Meadows	4L/Castlebury Meadows
Address	371 Dr Jose Rizal Way	78 Hazelton Drive	75 Hillbrook Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 2016	OL / 2016
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	1410 SF	1530 SF	1872 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: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)			Stone
Fireplace Fuel			
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, See remarks	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete, Piled	Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Basement		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central
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, Parking Pad	Single Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape			
Frontage		41 SF	
Depth	128 SF	0 SF	
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Corner, Fenced, Landscape, Landscaped deck	Corner, Landscape, Landscaped patio, Park/reserve, 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	\$4,885.77/2024	\$3,921.47/2025	\$6,072.00/ 24
List Price	\$499,900	\$499,900	\$614,900
List Price/SF	\$354.54	\$326.73	\$328.47
Sold Price	\$545,000	\$490,000	\$609,000
Sold Price/SF	\$386.52	\$320.26	\$325.32
Sell/List Ratio	109.0%	98.0%	99.0%
DOM	8	22	6



Status	Sold	Sold	Sold
MLS® #	202428309	202428059	202427394
Area/Neighbr	4L/Castlebury Meadows	4L/Meadows West	4L/Castlebury Meadows
Address	331 Castlebury Meadows Drive	37 Meadowland Drive	73 Sawka Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	OL / 1988	OL / 2022
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1533 SF	1650 SF	1537 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: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Wood Siding	Brick & Siding, Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank	Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features			
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,		
Parking	Single Attached	Double Attached	Single Attached
Lot Shape			
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck, Paved Street	Fenced, Landscaped deck, Landscaped patio, Shopping	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	\$4,059.58/2024	\$4,985.00/2024	\$4,694.82/2024
List Price	\$472,000	\$479,000	\$464,900
List Price/SF	\$307.89	\$290.30	\$302.47
Sold Price	\$466,000	\$511,000	\$450,000
Sold Price/SF	\$303.98	\$309.70	\$292.78
Sell/List Ratio	98.7%	106.7%	96.8%
DOM	0	8	73



Status	Sold	Sold	Sold
MLS® #	202511527	202513720	202513556
Area/Neighbr	4L/Castlebury Meadows	5A/West End	5A/West End
Address	22 Hazelton Drive	563 Spence Street	678 Agnes Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2016	OL / 1899	OL / 1905
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	1533 SF	1632 SF	1208 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 5 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate	Laminate
Foundation	Concrete, Piled	Not known	Stone
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Completely, E
Features	Air Conditioning-Central, Heat recovery ventilator,		Closet Organizers, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Dryer, Microwave, Refrigerator, Stove, Washer, Window
Parking	Single Attached	Double Attached	Parking Pad, Rear Drive Access
Lot Shape			
Frontage	25 SF		0 SF
Depth			0 SF
Site Influence	Fenced, Landscape, No Back Lane, Playground Nearby,	Fenced	Fenced, Back Lane, Low maintenance landscaped,
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	\$4,516.36/ 24	\$4,043.67/2024	\$2,655.43/2024
List Price	\$459,900	\$159,000	\$269,900
List Price/SF	\$300.00	\$97.43	\$223.43
Sold Price	\$445,000	\$125,000	\$260,000
Sold Price/SF	\$290.28	\$76.59	\$215.23
Sell/List Ratio	96.8%	78.6%	96.3%
DOM	0	0	3



Status	Sold	Sold	Sold
MLS® #	202503263	202511102	202509818
Area/Neighbr	5A/West Broadway	5A/West End	5A/West End
Address	278 Langside Street	280 Beverley Street	439 Agnes Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1902	OL / 1905	/ 1905
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	1700 SF	862 SF	1412 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 5 TBD: 5
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 2 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco	Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl, Wood	Cork, Wood	Laminate, Vinyl, Wood
Foundation	Stone	Stone	Concrete, Not known
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Completely, Electrical, Flk	Exterior, Furnace, Kitchen, Other rer	Basement, Exterior, Flooring, Furnac
Features	Ceiling Fan, Deck, Laundry - Main Floor	Air Conditioning-Central, Central Exhaust, High-Efficiency	No Pet Home, No Smoking Home
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Stove,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, See remarks
Parking	Parking Pad, Rear Drive Access	Parking Pad, Plug-In, Paved Driveway, Rear Drive Access	Single Detached, Parking Pad, Rear Drive Access
Lot Shape		Normal	Normal
Frontage		25 SF	28 SF
Depth		0 SF	99 SF
Site Influence	Fenced, Playground Nearby, Shopping Nearby, Public	Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Back Lane, Landscaped deck, 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	\$2,977.69/2024	\$1,887.00/ 24	\$2,029.08/ 24
List Price	\$284,900	\$169,900	\$229,900
List Price/SF	\$167.59	\$197.10	\$162.82
Sold Price	\$340,278	\$169,000	\$207,000
Sold Price/SF	\$200.16	\$196.06	\$146.60
Sell/List Ratio	119.4%	99.5%	90.0%
DOM	9	4	3



Status	Sold	Sold	Sold
MLS® #	202509876	202510165	202509993
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	394 TORONTO Street	695 Home Street	629 Agnes Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1909	OL / 1911	OL / 1908
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	1099 SF	1405 SF	774 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Vinyl	Stucco, Vinyl	Brick
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Insulation, Other	Bathroom, Electrical, Furnace, Kitchen	
Features	Deck, High-Efficiency Furnace, Hood Fan, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Sump Pump
Gds Included	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Garage door opener, Microwave, Refrigerator, Storage
Parking	Carport, Parking Pad, Rear Drive Access	Single Detached, Carport, Garage door opener, Oversized,	Single Detached, Carport
Lot Shape		Normal	
Frontage	25 SF	0 SF	
Depth	100 SF	0 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street, Shopping Nearby,	Fenced, Paved Lane, Low maintenance landscaped,	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	\$2,465.33/ 24	\$2,660.34/ 24	\$2,590.38/2024
List Price	\$189,900	\$314,900	\$219,900
List Price/SF	\$172.79	\$224.13	\$284.11
Sold Price	\$182,500	\$305,000	\$210,000
Sold Price/SF	\$166.06	\$217.08	\$271.32
Sell/List Ratio	96.1%	96.9%	95.5%
DOM	21	25	17



Status	Sold	Sold	Sold
MLS® #	202509582	202509441	202509227
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	649 Langside Street	645 Agnes Street	535 Beverley Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1912	/ 1912
Type	Townhouse	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two and a Half	Two Storey
Living Area	896 SF	1850 SF	1400 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 3	BDA: 5 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco	Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Laminate	Vinyl, Wood
Foundation	Concrete	Not known, Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Window	Bathroom, Flooring, Kitchen, Other r	Electrical, Flooring, Furnace, Kitcher
Features		Deck, High-Efficiency Furnace, Hood Fan	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Refrigerator, Stove	Dishwasher, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Parking Pad	Single Detached, Rear Drive Access	Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	14 SF	0 SF	
Depth	81 SF	0 SF	
Site Influence	Fenced, Paved Lane, Park/reserve, Paved Street,	Fenced, Back Lane, Paved Street, Public Swimming Pool,	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
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	\$1,227.57/ 24	\$1,287.21/2024	\$2,148.74/2024
List Price	\$139,900	\$277,900	\$239,900
List Price/SF	\$156.14	\$150.22	\$171.36
Sold Price	\$119,000	\$265,000	\$292,500
Sold Price/SF	\$132.81	\$143.24	\$208.93
Sell/List Ratio	85.1%	95.4%	121.9%
DOM	31	3	7



Status	Sold	Sold	Sold
MLS® #	202509157	202506541	202508252
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	564 Simcoe Street	289 Simcoe Street	475 Toronto Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1906	OL / 2010	OL / 1904
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	1233 SF	1102 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: 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	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Wood Siding	Stucco	Other-Remarks, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Vinyl Plank	Laminate	See remarks
Foundation	Stone	Concrete	Not known, Stone
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Ceiling Fan, Closet Organizers, Laundry - Main Floor	Accessibility Features – See Remarks, Air	
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	
Parking	Rear Drive Access	Rear Drive Access	Other remarks
Lot Shape	Normal	Normal	
Frontage	22 SF	25 SF	24 SF
Depth	108 SF	100 SF	0 SF
Site Influence	Fenced, Flat Site, Paved Lane, Playground Nearby, Shopping	Fenced, Back Lane, Paved Street, Private Yard, Shopping	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public
Heating	Hot Water	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	\$2,610.17/ 24	\$2,993.47/ 24	\$1,767.26/ 24
List Price	\$239,900	\$289,900	\$99,900
List Price/SF	\$194.57	\$263.07	\$102.99
Sold Price	\$227,500	\$295,500	\$70,000
Sold Price/SF	\$184.51	\$268.15	\$72.16
Sell/List Ratio	94.8%	101.9%	70.1%
DOM	23	7	23



Status	Sold	Sold	Sold
MLS® #	202508212	202508156	202507777
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	690 Home Street	415 Simcoe Street	417 Simcoe Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1910	/ 1907	OL / 1920
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 Three Quarters
Living Area	1159 SF	1232 SF	1040 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	33.45 M2/360 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	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	Wood Frame
Exterior	Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Vinyl
Foundation	Concrete	See remarks, Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Furnace, Other remarks,	Other remarks, Windows
Features		Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	
Gds Included	Refrigerator, Stove, Washer	Refrigerator, Stove	Dryer, Refrigerator, Stove, Washer
Parking	Rear Drive Access	Single Detached, Carport, Rear Drive Access	No Garage
Lot Shape			
Frontage	25 SF	25 SF	
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public	Paved Lane, Landscape, Playground Nearby, Shopping	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	\$2,601.00/2024	\$2,458.08/2024	\$2,584.99/2025
List Price	\$209,900	\$169,900	\$179,900
List Price/SF	\$181.10	\$137.91	\$172.98
Sold Price	\$200,000	\$150,000	\$179,900
Sold Price/SF	\$172.56	\$121.75	\$172.98
Sell/List Ratio	95.3%	88.3%	100.0%
DOM	20	15	45



Status	Sold	Sold	Sold
MLS® #	202507218	202507166	202506369
Area/Neighbr	5A/West End	5A/Weston	5A/West End
Address	640 Furby Street	861 Winnipeg Avenue	520 Agnes Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2012	OL / 1921	OL / 1905
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	1119 SF	1123 SF	1112 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	19.60 M2/211 SF
Bedrooms	BDA: 3 TBD: 4	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	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom	Other remarks	
Features		High-Efficiency Furnace, Main floor full bathroom, Microwave	Air Conditioning-Central, No Smoking Home, Porch, Smoke
Gds Included		Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Blinds, Dryer, Fridges - Two, Garage door
Parking	No Garage, Rear Drive Access	Single Detached, Carport	Double Detached
Lot Shape	Normal		Normal
Frontage	24 SF	33 SF	29 SF
Depth	119 SF	100 SF	99 SF
Site Influence	Flat Site, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Street, Playground Nearby,	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,
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	\$3,051.57/ 24	\$2,192.45/ 24	\$3,033.17/ 24
List Price	\$269,000	\$259,900	\$214,900
List Price/SF	\$240.39	\$231.43	\$193.26
Sold Price	\$295,000	\$245,000	\$200,000
Sold Price/SF	\$263.63	\$218.17	\$179.86
Sell/List Ratio	109.7%	94.3%	93.1%
DOM	9	40	9



Status	Sold	Sold	Sold
MLS® #	202504942	202505132	202504688
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	383 Victor Street	379 Victor Street	505 Beverley Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1911	/ 1905
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and Three Quarters	Bungalow
Living Area	1890 SF	1232 SF	840 SF
Fin Basement	46.45 M2/500 SF	0.00 M2/0 SF	68.75 M2/740 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement, Partial	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Wood Shingle	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wood	Wall-to-wall carpet, See remarks, Vir
Foundation	Not known	Concrete	Concrete, See remarks
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Electrical, Flooring, Furnac	Bathroom, Flooring, Furnace, Other
Features		Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included		Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dryer, Garage door opener, Stove, Washer
Parking	Single Detached	Parking Pad	Single Detached, Garage door opener, Rear Drive Access
Lot Shape		Normal	
Frontage	30 SF	30 SF	33 SF
Depth	94 SF	94 SF	92 SF
Site Influence	Fenced, Low maintenance landscaped, Landscape,	Fenced	Fenced, Paved Lane, Landscaped deck, Landscaped
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	\$1,680.00/2024	\$2,754.00/ 25	\$2,382.81/2024
List Price	\$279,999	\$239,900	\$241,000
List Price/SF	\$148.15	\$194.72	\$286.90
Sold Price	\$280,000	\$286,000	\$232,000
Sold Price/SF	\$148.15	\$232.14	\$276.19
Sell/List Ratio	100.0%	119.2%	96.3%
DOM	13	9	22



Status	Sold	Sold
MLS® #	202504509	202504072
Area/Neighbr	5A/West End	5A/West End
Address	558 Maryland Street	740 Beverley Street
City	Winnipeg	Winnipeg
Age/Yr Built	OL / 1909	OL / 1905
Type	Single Family Detached	Single Family Detached
Use	Year-round	Year-round
Style	Two and a Half	One and Three Quarters
Living Area	2090 SF	1153 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 6 TBD: 6	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full
Construction		Wood Frame
Exterior	Stucco, Wood Siding	Stucco
Fireplace(s)		
Fireplace Fuel		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Stone	Concrete, See remarks
Roof	Shingle	Shingle
Remodelled	Other remarks, Roof Coverings	Bathroom, Furnace, Kitchen, Other r
Features	Air Conditioning-Central, Deck, Laundry - Second Floor, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Fridges - Two, Microwave, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Rear Drive Access	Single Detached, Garage door opener, Rear Drive Access
Lot Shape		Normal
Frontage	0 SF	25 SF
Depth	0 SF	99 SF
Site Influence	Fenced, Vegetable Garden, Back Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street
Heating	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community
Gross Tax	\$3,025.00/2024	\$2,187.16/2024
List Price	\$235,000	\$192,800
List Price/SF	\$112.44	\$167.22
Sold Price	\$235,000	\$180,000
Sold Price/SF	\$112.44	\$156.11
Sell/List Ratio	100.0%	93.4%
DOM	34	37
		42



Status	Sold	Sold	Sold
MLS® #	202504262	202503876	202503859
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	764 Home Street	635 Maryland Street	840 Home Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1906	/ 1905	OL / 1909
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Two Storey	Bungalow
Living Area	1510 SF	1249 SF	750 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: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space, Half basement
Construction			
Exterior	Brick & Siding	Stucco, Vinyl	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wall-to-wall carpet, Vinyl	Wood
Foundation	Stone	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace		
Gds Included	Dishwasher, Dryer, Garage door opener, Stove, Washer		
Parking	Parking Pad	Single Detached	Single Detached
Lot Shape			
Frontage	0 SF	25 SF	0 SF
Depth	0 SF	122 SF	0 SF
Site Influence	Fenced	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Back Lane, Landscape, Landscaped deck, Public
Heating	Baseboard, 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	\$2,660.00/2024	\$2,146.83/2024	\$2,303.42/2024
List Price	\$249,000	\$198,900	\$239,900
List Price/SF	\$164.90	\$159.25	\$319.87
Sold Price	\$240,000	\$199,900	\$228,000
Sold Price/SF	\$158.94	\$160.05	\$304.00
Sell/List Ratio	96.4%	100.5%	95.0%
DOM	6	54	0



Status	Sold	Sold	Sold
MLS® #	202503663	202502441	202502080
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	427 Home Street	623 Langside Street	566 Balmoral Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1946	OL / 2007	OL / 1895
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	1168 SF	1056 SF	1307 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: 3 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Heat recovery ventilator, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Stoves - Two, Washer	Dryer, Refrigerator, Stove, Washer	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Single Detached, Carport	Rear Drive Access	Single Detached
Lot Shape		Normal	Normal
Frontage	35 SF	40 SF	24 SF
Depth	114 SF	82 SF	114 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Back Lane, Shopping Nearby, Public Transportation	Fenced, 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	\$2,967.79/ 24	\$2,843.88/2024	\$1,563.19/2024
List Price	\$259,900	\$275,000	\$159,900
List Price/SF	\$222.52	\$260.42	\$122.34
Sold Price	\$282,500	\$268,000	\$122,000
Sold Price/SF	\$241.87	\$253.79	\$93.34
Sell/List Ratio	108.7%	97.5%	76.3%
DOM	6	3	12



Status	Sold	Sold	Sold
MLS® #	202501869	202501759	202501370
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	472 Arlington Street	678 Agnes Street	43 Kate Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1928	OL / 1905	OL / 1905
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	848 SF	1208 SF	1428 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 4 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
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Laminate, Vinyl	Laminate, Vinyl
Foundation	Concrete	Stone	Not known
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Kitchen
Features	Air Conditioning-Central, Main floor full bathroom		Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Refrigerator,		Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Rear Drive Access	Rear Drive Access	Single Detached
Lot Shape	Normal		Normal
Frontage	33 SF	0 SF	31 SF
Depth	147 SF	0 SF	124 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Street, Shopping Nearby,	Fenced, Back Lane, Low maintenance landscaped, Paved	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	\$2,596.97/2024	\$2,655.43/2024	\$2,931.07/2024
List Price	\$174,900	\$129,900	\$219,900
List Price/SF	\$206.25	\$107.53	\$153.99
Sold Price	\$194,900	\$110,000	\$218,900
Sold Price/SF	\$229.83	\$91.06	\$153.29
Sell/List Ratio	111.4%	84.7%	99.5%
DOM	10	5	17



Status	Sold	Sold	Sold
MLS® #	202501434	202501259	202500507
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	358 Agnes Street	485 Maryland Street	325 Toronto Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1896	OL / 1905	/ 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	970 SF	1218 SF	624 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: 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	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl, Wood	Laminate	Tile, Vinyl Plank, Wood
Foundation	See remarks	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Insulation, Kitch		Flooring
Features	Air Conditioning-Central, No Pet Home, No Smoking Home,		High-Efficiency Furnace, Main floor full bathroom, No Pet Home
Gds Included	Blinds, Dryer, Refrigerator, Stove, Washer, Window		Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Rear Drive Access	Single Detached	Rear Drive Access
Lot Shape			
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscape, Park/reserve, Paved Street,	Fenced	Fenced, Vegetable Garden, Back Lane, 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	\$2,539.00/ 24	\$2,014.35/ 24	\$2,421.44/2024
List Price	\$214,900	\$210,000	\$189,900
List Price/SF	\$221.55	\$172.41	\$304.33
Sold Price	\$200,000	\$209,000	\$177,500
Sold Price/SF	\$206.19	\$171.59	\$284.46
Sell/List Ratio	93.1%	99.5%	93.5%
DOM	11	1	24



Status	Sold	Sold	Sold
MLS® #	202500235	202500458	202428082
Area/Neighbr	5A/West Broadway	5A/West End	5A/West End
Address	260 Langside Street	542 Furby Street	298 Beverley Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1904	OL / 1961	OL / 1905
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Bungalow	One and a Half
Living Area	2408 SF	1000 SF	727 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 8 TBD: 8	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 4 HB: 0 EN: N	FB: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Partial
Construction		Wood Frame	
Exterior	Vinyl	Brick, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom
Features			Deck, High-Efficiency Furnace, Laundry - Main Floor, Main floor
Gds Included	Dishwasher	Dryer, Refrigerator, Stove, Washer	Dryer, Stove
Parking	Single Detached	Single Detached, Carport	Rear Drive Access
Lot Shape		Normal	
Frontage	33 SF	0 SF	25 SF
Depth	99 SF	0 SF	0 SF
Site Influence	Back Lane, Paved Street, Shopping Nearby	Back Lane, Paved Lane, Park/reserve, Playground	Fenced, Back Lane, Landscape, 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	\$4,084.16/2024	\$2,852.00/2024	\$1,791.82/2024
List Price	\$339,900	\$199,900	\$124,900
List Price/SF	\$141.15	\$199.90	\$171.80
Sold Price	\$300,000	\$192,000	\$119,900
Sold Price/SF	\$124.58	\$192.00	\$164.92
Sell/List Ratio	88.3%	96.0%	96.0%
DOM	53	0	6



Status	Sold	Sold	Sold
MLS® #	202427956	202427774	202427126
Area/Neighbr	5A/West End	5A/West End	5A/West End
Address	507 Sherbrook Street	475 Home Street	851 William Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1905	/ 1912	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and Three Quarters	Bungalow
Living Area	1670 SF	1312 SF	890 SF
Fin Basement		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: 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	Wood Frame
Exterior	Other-Remarks	Stucco	Stone, Stucco, Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Vinyl	Wood	Laminate, Vinyl Plank
Foundation	Stone	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Electrical, Flooring, Furna
Features		Air conditioning wall unit, Deck, High-Efficiency Furnace	Bar dry
Gds Included			Garage door opener, Garage door opener remote(s), Single Detached
Parking	No Garage	Parking Pad	
Lot Shape		Normal	Normal
Frontage		0 SF	25 SF
Depth		0 SF	132 SF
Site Influence	Shopping Nearby, Public Transportation	Fenced, Paved Street, 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	\$1,775.01/2024	\$3,780.53/ 24	\$1,633.90/2024
List Price	\$179,900	\$249,900	\$239,900
List Price/SF	\$107.72	\$190.47	\$269.55
Sold Price	\$155,000	\$247,000	\$239,000
Sold Price/SF	\$92.81	\$188.26	\$268.54
Sell/List Ratio	86.2%	98.8%	99.6%
DOM	59	5	57



Status	Sold	Sold	Sold
MLS® #	202426941	202425838	202425898
Area/Neighbr	5A/West End	5A/West Broadway	5A/West End
Address	420 Agnes Street	125 Spence Street	524 Home Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1904	OL / 1909	OL / 1907
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Two and a Half	Two Storey
Living Area	1296 SF	2453 SF	1080 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: 5	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	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Vinyl	Tile, Vinyl, Wood
Foundation	Concrete	Not known	Concrete, Not known
Roof	Tile	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace	Electrical, Exterior, Flooring, Furnace	Completely
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dryer, Garage door opener, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer,
Parking	Single Detached, Carport	No Garage	Parking Pad
Lot Shape			Normal
Frontage	21 SF		25 SF
Depth	100 SF		
Site Influence	Fenced	Fenced, Paved Street, Shopping Nearby, 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	\$1,958.00/ 24	\$3,127.70/2024	\$2,255.83/2024
List Price	\$237,900	\$499,800	\$229,900
List Price/SF	\$183.56	\$203.75	\$212.87
Sold Price	\$220,000	\$467,500	\$219,000
Sold Price/SF	\$169.75	\$190.58	\$202.78
Sell/List Ratio	92.5%	93.5%	95.3%
DOM	46	34	71



Status	Sold	Sold	Sold
MLS® #	202425602	202424010	202423961
Area/Neighbr	5A/West End	5A/West Broadway	5A/West End
Address	387 Arlington Street	226 Young Street	650 Furby Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1909	OL / 1902	OL / 1905
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Seasonal	Year-round
Style	Bungalow	Two and a Half	Two Storey
Living Area	779 SF	1800 SF	1448 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: 0 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wood	Vinyl
Foundation	Stone	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Windows		
Features	Air conditioning wall unit, Main floor full bathroom, No Pet Home,	Central Exhaust, Laundry - Second Floor, No Pet Home, No	
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window		
Parking	Rear Drive Access	Rear Drive Access	Unpaved Driveway
Lot Shape			
Frontage	25 SF	33 SF	25 SF
Depth	100 SF	92 SF	119 SF
Site Influence	Fenced	Fenced, Flat Site, Back Lane, Landscaped deck, Paved Street,	Paved Lane, Landscape, Paved Street, Playground Nearby,
Heating	Forced Air	None	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,696.03/2024	\$2,049.68/2024	\$1,575.08/ 24
List Price	\$234,900	\$135,900	\$99,900
List Price/SF	\$301.54	\$75.50	\$68.99
Sold Price	\$230,000	\$128,000	\$81,000
Sold Price/SF	\$295.25	\$71.11	\$55.94
Sell/List Ratio	97.9%	94.2%	81.1%
DOM	50	134	73



Status	Sold	Sold	Sold
MLS® #	202514660	202513238	202510984
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	526 Clifton Street	150 Lenore Street	162 Evanson Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1913	/ 1910	/ 1910
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two and a Half	One and Three Quarters
Living Area	2361 SF	1612 SF	1792 SF
Fin Basement		0.00 M2/0 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Other/remarks, Wood Frame	
Exterior	Composite, Wood Siding	Brick, Other-Remarks, Vinyl	Wood Siding
Fireplace(s)			Stone
Fireplace Fuel			See remarks
Flooring	Tile, Wood	See remarks, Wood	Laminate, Vinyl, Wood
Foundation	Concrete, Stone	See remarks	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Bathroom, Completely, Ele	Furnace, Roof Coverings	Garage, Kitchen, Other remarks, Ro
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	High-Efficiency Furnace, Porch	Air Conditioning-Central, Deck, High-Efficiency Furnace, Porch
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, EV Charging Station, Garage door opener,	Rear Drive Access	Single Attached, Garage door opener, Insulated, Oversized,
Lot Shape			
Frontage	30 SF	0 SF	
Depth		0 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Paved Lane, Playground Nearby, Shopping Nearby, Public	Back Lane, Paved 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	\$5,598.10/ 24	\$3,406.00/2024	\$3,595.74/2024
List Price	\$600,000	\$219,900	\$339,900
List Price/SF	\$254.13	\$136.41	\$189.68
Sold Price	\$625,526	\$219,900	\$362,000
Sold Price/SF	\$264.94	\$136.41	\$202.01
Sell/List Ratio	104.3%	100.0%	106.5%
DOM	0	6	7



Status	Sold	Sold	Sold
MLS® #	202511522	202510603	202510821
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	22 Richmond Way	509 Greenwood Place	441 Dominion Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1912	/ 1913
Type	Townhouse	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two and a Half	Two and a Half
Living Area	1235 SF	1930 SF	2174 SF
Fin Basement	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: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	None	Full	Full
Construction			
Exterior	Other-Remarks	Wood Siding	Wood Siding
Fireplace(s)	Other - See remarks		Tile Facing
Fireplace Fuel	Gas		Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	See remarks, Tile, Wood
Foundation	Not known	Concrete, Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Roof Coverings	Addition, Electrical, Furnace, Other r	Completely, Flooring, Kitchen, Other
Features	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Main	Air conditioning wall unit, Balcony - One, Deck, Hood Fan,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Single Attached, Front Drive Access	Parking Pad	Parking Pad, Plug-In, Rear Drive Access
Lot Shape			Irregular
Frontage	0 SF	33 SF	
Depth	0 SF	120 SF	
Site Influence	Fenced, Playground Nearby	Back Lane, Landscape, Playground Nearby, Shopping	Corner, Landscape, Park/reserve, Private Setting,
Heating	Forced Air	Baseboard, Forced Air	Hot Water, Infloor
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,203.79/2024	\$4,194.22/ 24	\$6,097.90/2024
List Price	\$304,800	\$399,800	\$444,900
List Price/SF	\$246.80	\$207.15	\$204.65
Sold Price	\$300,000	\$535,000	\$430,000
Sold Price/SF	\$242.91	\$277.20	\$197.79
Sell/List Ratio	98.4%	133.8%	96.7%
DOM	9	11	0



Status	Sold	Sold	Sold
MLS® #	202509233	202509231	202502944
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	460 Greenwood Place	487 Newman Street	470 Clifton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1911	/ 1910	/ 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two and a Half	Two Storey
Living Area	1928 SF	1450 SF	1400 SF
Fin Basement			
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	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
Exterior	Metal, Wood Siding	Wood Siding	Stucco
Fireplace(s)	Stone		
Fireplace Fuel	See remarks		
Flooring	Wall-to-wall carpet, Tile, Wood	Wood	Tile, Vinyl, Wood
Foundation	Stone	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Exterior, Insula	Addition, Electrical, Furnace, Other r	Completely, Electrical, Furnace, Kitc
Features	Air Conditioning-Central, Balcony - One, Ceiling Fan, Deck,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Dog run fenced in, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Fridges - Two, Microwave,
Parking	Single Detached, Parking Pad	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access
Lot Shape			Normal
Frontage			
Depth	120 SF		
Site Influence	Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Paved Lane, Low maintenance landscaped,	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	\$4,026.49/2024	\$3,969.07/2024	\$4,516.00/2024
List Price	\$565,000	\$379,900	\$424,500
List Price/SF	\$293.05	\$262.00	\$303.21
Sold Price	\$587,000	\$388,000	\$435,000
Sold Price/SF	\$304.46	\$267.59	\$310.71
Sell/List Ratio	103.9%	102.1%	102.5%
DOM	8	7	4



Status	Sold	Sold	Sold
MLS® #	202510154	202509904	202509747
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	109 Lipton Street	83 Ruby Street	488 Basswood Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1927	/ 1911	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Two and a Half	Two Storey
Living Area	1248 SF	1931 SF	1230 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: 2
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	Stucco, Wood Siding
Exterior	Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, See remarks, Vir
Foundation	Concrete	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Exterior, Kitchen	Garage, Kitchen, Windows	
Features	Barbecue, built in, Deck, Hot Tub, Porch	High-Efficiency Furnace, Main floor full bathroom, Microwave	High-Efficiency Furnace, No Pet Home, No Smoking Home, Alarm system, See remarks
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage	
Parking	Single Detached	Rear Drive Access	No Garage
Lot Shape	Normal		
Frontage	40 SF	33 SF	0 SF
Depth	0 SF	92 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Playground Nearby	Fenced, Back Lane, Landscaped deck, Playground Nearby	Vegetable Garden, Back Lane, Paved Lane, Paved Street,
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	\$5,108.41/2024	\$3,596.00/ 24	\$2,696.03/ 24
List Price	\$479,900	\$449,900	\$199,900
List Price/SF	\$384.54	\$232.99	\$162.52
Sold Price	\$572,000	\$435,000	\$276,000
Sold Price/SF	\$458.33	\$225.27	\$224.39
Sell/List Ratio	119.2%	96.7%	138.1%
DOM	6	23	7



Status	Sold	Sold	Sold
MLS® #	202428007	202508861	202505356
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	51 Dundurn Place	491 Craig Street	476 Sprague Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1909	OL / 1913	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 and a Half	Bungalow
Living Area	2151 SF	1630 SF	1014 SF
Fin Basement		37.16 M2/400 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Concrete, Wood Frame	Wood Frame
Exterior	Wood Siding	Other-Remarks	Stucco
Fireplace(s)	Glass Door, Insert	Brick Facing	
Fireplace Fuel	Gas	Electric	
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Tile, Vinyl Plank, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Other		Basement, Bathroom, Electrical, Flo
Features	Ceiling Fan, Jetted Tub, Patio, Porch, Sump Pump	High-Efficiency Furnace, Porch	Ceiling Fan, Central Exhaust, Deck, Hood Fan, Microwave built
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Single Detached, Parking Pad	Single Detached, Oversized
Lot Shape		Normal	Normal
Frontage		25 SF	33 SF
Depth		0 SF	120 SF
Site Influence	Corner, Fenced, Back Lane, Paved Lane, Playground Nearby,	Back Lane, Paved Lane, Playground Nearby, Public	Back Lane, Landscape, Paved Street, Playground Nearby,
Heating	Hot Water	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	\$5,353.64/2024	\$3,552.65/2024	\$2,768.00/2024
List Price	\$399,900	\$389,900	\$419,900
List Price/SF	\$185.91	\$239.20	\$414.10
Sold Price	\$475,000	\$382,000	\$521,000
Sold Price/SF	\$220.83	\$234.36	\$513.81
Sell/List Ratio	118.8%	98.0%	124.1%
DOM	12	30	9



Status	Sold	Sold	Sold
MLS® #	202507452	202506669	202507037
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	144 Evanson Street	1116 Wolseley Avenue	485 Craig Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1910	OL / 1927	OL / 1912
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and Three Quarters	Two Storey
Living Area	1600 SF	1755 SF	1182 SF
Fin Basement		12.26 M2/132 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: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Wood Siding, Wood Shingle	Brick, Stucco	Other-Remarks, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel		Electric	
Flooring	Vinyl, Wood	Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Stone	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Other	Addition, Bathroom, Electrical, Furnace	
Features	Balconies - Two, High-Efficiency Furnace, Porch, Workshop	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Parking Pad, Plug-In, Rear Drive Access	Insulated garage door	Single Detached
Lot Shape		Normal	
Frontage		46 SF	25 SF
Depth		109 SF	87 SF
Site Influence	Corner, Back Lane, Low maintenance landscaped,	Low maintenance landscaped, Playground Nearby, Private	Fenced, Back Lane, Landscaped deck, Landscaped patio, 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	\$2,612.75/2024	\$6,043.82/ 24	\$4,516.36/2024
List Price	\$344,900	\$564,900	\$349,900
List Price/SF	\$215.56	\$321.88	\$296.02
Sold Price	\$344,900	\$627,500	\$443,000
Sold Price/SF	\$215.56	\$357.55	\$374.79
Sell/List Ratio	100.0%	111.1%	126.6%
DOM	8	12	10



Status	Sold	Sold	Sold
MLS® #	202501948	202506123	202506046
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	46 Dundurn Place	125 Home Street	130 Home Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2004	OL / 1911	OL / 1912
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two and a Half	Two and a Half
Living Area	1655 SF	2155 SF	1857 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 5 TBD: 5	BDA: 5 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space	Full	Full
Construction			
Exterior	Stucco	Brick & Siding	Vinyl
Fireplace(s)			Direct vent
Fireplace Fuel			Gas
Flooring	Laminate, Vinyl	Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	See remarks, Piled	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Completely, Electrical, G	Bathroom, Electrical, Kitchen, Other	Other remarks, Windows
Features	Air Conditioning-Central, Balcony - One, Heat recovery ventilator,	Ceiling Fan, High-Efficiency Furnace, Hood Fan, Main floor	Main floor full bathroom, Sump Pump
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Heated, Insulated, Other remarks,	Single Detached	Double Detached
Lot Shape			
Frontage	39 SF	0 SF	0 SF
Depth		0 SF	0 SF
Site Influence	Back Lane, Low maintenance landscaped, Landscaped patio,	Corner, Back Lane, Landscaped deck, Landscaped patio, Paved	Flat Site, Back Lane, Landscape, Paved Street,
Heating	Forced Air	Hot Water	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	\$4,818.00/2024	\$5,645.63/2024	\$5,773.61/ 25
List Price	\$399,900	\$569,900	\$459,000
List Price/SF	\$241.63	\$264.45	\$247.17
Sold Price	\$395,000	\$652,125	\$525,000
Sold Price/SF	\$238.67	\$302.61	\$282.71
Sell/List Ratio	98.8%	114.4%	114.4%
DOM	25	10	7



Status	Sold	Sold	Sold
MLS® #	202504904	202501544	202504916
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	517 Raglan Road	209 Aubrey Street	170 Ruby Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1936	OL / 1910	OL / 1911
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	1100 SF	1580 SF	3057 SF
Fin Basement			0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 6 TBD: 6
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	Stucco	Stucco, Wood Siding	Vinyl
Fireplace(s)	Insert		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V	Cork, Vinyl Plank, Wood
Foundation	Concrete	Stone	Concrete, Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Garage, Other remarks, Ro	Bathroom, Flooring	Addition, Bathroom, Electrical, Exteri
Features	Air Conditioning-Central, Ceiling Fan, Garburator, High-Efficiency	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air conditioning wall unit, Balcony - One, Garburator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Refrigerator, Storage Shed, Stove, Washer	See remarks
Parking	Single Detached, Oversized, Rear Drive Access	Paved Driveway, Rear Drive Access	Double Attached
Lot Shape		Normal	Normal
Frontage	50 SF	33 SF	33 SF
Depth	122 SF	91 SF	
Site Influence	Fenced, Landscape, Park/reserve, Paved Street,	Treed Lot	Back Lane, Paved Lane, Other/remarks
Heating	Forced Air	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	\$5,427.76/ 24	\$4,128.00/2024	\$5,047.86/2024
List Price	\$439,900	\$389,900	\$599,900
List Price/SF	\$399.91	\$246.77	\$196.24
Sold Price	\$445,000	\$389,900	\$585,000
Sold Price/SF	\$404.55	\$246.77	\$191.36
Sell/List Ratio	101.2%	100.0%	97.5%
DOM	7	9	11



Status	Sold	Sold	Sold
MLS® #	202503317	202503230	202502240
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	60 Walnut Street	58 Chestnut Street	131 CHESTNUT Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2004	OL / 1943	/ 1910
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	2010 SF	1056 SF	1910 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	30.19 M2/325 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 6 TBD: 6
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space	Full	Full, See remarks
Construction			Wood Frame
Exterior	Composite	Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	Laminate, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Piled, Preserved Wood	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace	Flooring, Other remarks, Windows	
Features	Air Conditioning-Central, Balcony - One, Exterior walls, 2x6", Heat	Air Conditioning-Central, High-Efficiency Furnace	Main floor full bathroom, Porch
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Dryer, Garage door opener, Garage door opener remote(s),	Dryer, Refrigerator, Stove, Washer
Parking	Other remarks, Parking Pad	Single Detached, Parking Pad, Rear Drive Access	Single Detached, Rear Drive Access, Unpaved Driveway
Lot Shape		Irregular	Normal
Frontage	34 SF	35 SF	32 SF
Depth	93 SF	131 SF	93 SF
Site Influence	Fenced, Paved Lane, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Back Lane, Playground Nearby, Private	Fenced, Flat Site, Back Lane, Paved Lane, Landscape,
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	\$4,947.73/ 24	\$3,733.61/ 24	\$3,161.00/2024
List Price	\$449,900	\$379,900	\$269,900
List Price/SF	\$223.83	\$359.75	\$141.31
Sold Price	\$500,000	\$415,100	\$310,000
Sold Price/SF	\$248.76	\$393.09	\$162.30
Sell/List Ratio	111.1%	109.3%	114.9%
DOM	8	7	11



Status	Sold	Sold	Sold
MLS® #	202500989	202500682	202427986
Area/Neighbr	5B/Wolseley	5B/Wolseley	5B/Wolseley
Address	509 Camden Place	535 Camden Place	523 Newman Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1911	OL / 1912	/ 1909
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	1442 SF	1226 SF	732 SF
Fin Basement	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: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Partial
Construction			
Exterior	Stucco	Other-Remarks	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile	Laminate	Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled			Bathroom, Electrical, Flooring, Furna
Features			Deck, High-Efficiency Furnace, Main floor full bathroom, Porch
Gds Included	Blinds, Dryer, Freezer, Microwave, Refrigerator, Stove,		Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,
Parking	Parking Pad	Parking Pad	Parking Pad, Rear Drive Access
Lot Shape	Normal		
Frontage	25 SF	25 SF	
Depth	94 SF	0 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Lane, Paved Street, Playground
Heating	Hot Water, Steam	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	\$2,731.73/2024	\$3,076.75/ 24	\$2,743.62/2024
List Price	\$289,900	\$224,900	\$269,900
List Price/SF	\$201.04	\$183.44	\$368.72
Sold Price	\$279,000	\$260,000	\$260,000
Sold Price/SF	\$193.48	\$212.07	\$355.19
Sell/List Ratio	96.2%	115.6%	96.3%
DOM	21	3	6



Status	Sold	Sold	Sold
MLS® #	202427953	202507671	202512907
Area/Neighbr	5B/Wolseley	5B/Wolseley	5C/West End
Address	126 Evanson Street	443 Greenwood Place	656 Banning Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1910	OL / 1911	OL / 1924
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Two and a Half	One and Three Quarters
Living Area	1700 SF	2144 SF	1320 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: N	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Wood Siding	Stucco	Other-Remarks, Stucco
Fireplace(s)		Other - See remarks	Other - See remarks, Stone
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Tile, Wood	Tile, Vinyl, Wood
Foundation	Stone	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Electrical, Furnace, Insul:	Kitchen, Other remarks, Roof Coveri	
Features	Air Conditioning-Central, Balcony - One, Deck, Garburator,	Ceiling Fan, Deck, Laundry - Second Floor, Porch	Air Conditioning-Central, Deck, No Smoking Home, Workshop
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Parking Pad, Rear Drive	Double Detached	Double Detached
Lot Shape			Normal
Frontage		34 SF	33 SF
Depth			100 SF
Site Influence	Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Paved Lane, Low maintenance landscaped, Paved	Paved Lane
Heating	Baseboard, 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	\$5,451.76/ 24	\$4,806.78/ 24	\$3,096.66/ 24
List Price	\$539,900	\$439,900	\$299,900
List Price/SF	\$317.59	\$205.18	\$227.20
Sold Price	\$510,000	\$440,000	\$299,900
Sold Price/SF	\$300.00	\$205.22	\$227.20
Sell/List Ratio	94.5%	100.0%	100.0%
DOM	19	0	8



Status	Sold	Sold	Sold
MLS® #	202513166	202513158	202512946
Area/Neighbr	5C/Sargent Park	5C/West End	5C/West End
Address	1241 Dominion Street	644 Garfield Street	996 Yarwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1929	OL / 1915	OL / 1901
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	1047 SF	1352 SF	608 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: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction		Wood Frame	
Exterior	Brick, Stucco	Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	Laminate, Tile, Vinyl	Laminate, Vinyl
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Insulation, Roof Coverings	Addition, Bathroom, Electrical, Floori	Electrical, Other remarks, Roof Cove
Features	Air conditioning wall unit, Sump Pump	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	No Pet Home, No Smoking Home, Porch, Smoke Detectors,
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dryer, Refrigerator, Stove, Washer
Parking	Carport	Single Detached	Parking Pad
Lot Shape		Normal	
Frontage	0 SF	37 SF	0 SF
Depth	0 SF	93 SF	0 SF
Site Influence	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Paved Lane, Landscaped deck, Landscaped	Park/reserve, Paved Street, Playground Nearby, Shopping
Heating	Baseboard, Hot Water	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	\$2,870.61/2024	\$3,472.47/ 24	\$1,851.31/2024
List Price	\$269,900	\$324,900	\$159,900
List Price/SF	\$257.78	\$240.31	\$262.99
Sold Price	\$295,000	\$401,644	\$155,000
Sold Price/SF	\$281.76	\$297.07	\$254.93
Sell/List Ratio	109.3%	123.6%	96.9%
DOM	7	8	3



Status	Sold	Sold	Sold
MLS® #	202510892	202511238	202510863
Area/Neighbr	5C/Sargent Park	5C/West End	5C/Sargent Park
Address	899 Goulding Street	765 Sherburn Street	1176 Dominion Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1933	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Seasonal
Style	Bungalow	Bungalow	Bungalow
Living Area	668 SF	912 SF	944 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: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Tile, Vinyl, Wood	Vinyl
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen	Bathroom, Partly	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, No Smoking Home, Patio	
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	
Parking	Single Detached	Parking Pad, Paved Driveway, Rear Drive Access	Single Detached
Lot Shape		Normal	
Frontage	40 SF	33 SF	0 SF
Depth	95 SF	94 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby, Public	Fenced, Paved Street, Playground Nearby, Shopping	Fenced, Back Lane, Landscape, 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	\$2,931.16/ 24	\$3,156.15/ 24	\$2,788.72/ 24
List Price	\$239,900	\$279,900	\$229,900
List Price/SF	\$359.13	\$306.91	\$243.54
Sold Price	\$341,899	\$306,555	\$245,000
Sold Price/SF	\$511.82	\$336.13	\$259.53
Sell/List Ratio	142.5%	109.5%	106.6%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202510653	202510275	202510066
Area/Neighbr	5C/Polo Park	5C/West End	5C/Sargent Park
Address	624 Spruce Street	733 Garfield Street	822 Downing Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1928	OL / 1940	OL / 1944
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	One and a Half
Living Area	877 SF	1224 SF	1192 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Wood Siding	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Tile, Wood	Wall-to-wall carpet, Wood	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Exterior, Roof (Basement, Kitchen, Other remarks, I	Basement, Bathroom, Electrical, Flo
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Garburator, Main floor full	Main floor full bathroom
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Parking Pad, Rear Drive Access	Single Detached	Single Detached
Lot Shape		Normal	Normal
Frontage	40 SF		
Depth	93 SF		
Site Influence	Back Lane, Low maintenance landscaped, Paved Street,	Fenced, Back Lane, Landscaped deck, Paved Street, Playground	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	\$2,895.46/2024	\$3,424.84/2024	\$3,379.26/2024
List Price	\$259,900	\$339,900	\$299,900
List Price/SF	\$296.35	\$277.70	\$251.59
Sold Price	\$347,624	\$436,000	\$330,888
Sold Price/SF	\$396.38	\$356.21	\$277.59
Sell/List Ratio	133.8%	128.3%	110.3%
DOM	7	10	8



Status	Sold	Sold	Sold
MLS® #	202509962	202510021	202509637
Area/Neighbr	5C/Polo Park	5C/Sargent Park	5C/Sargent Park
Address	870 Valour Road	425 Banning Street	888 Sherburn Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1912	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	One and Three Quarters
Living Area	1034 SF	1104 SF	1001 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: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Partial	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wall-to-wall carpet, See remarks, Tile	Tile, Vinyl, Vinyl Plank
Foundation	Concrete	Block	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen	Addition, Bathroom, Electrical, Exteri	Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace	Main floor full bathroom, No Pet Home, No Smoking Home,	Air conditioning wall unit
Gds Included	Dryer, Garage door opener remote(s), Refrigerator, Stove,	Refrigerator, Stove	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Stove, TV
Parking	Carport	Single Detached, Parking Pad	Parking Pad
Lot Shape		Normal	
Frontage	35 SF	25 SF	29 SF
Depth	87 SF	99 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Street, Playground Nearby,	Back Lane, Paved Street, Playground Nearby, Private Yard,	Fenced, Flat Site, Fruit Trees/Shrubs, 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	\$3,074.87/2023	\$2,293.33/2024	\$2,706.03/2024
List Price	\$259,900	\$199,900	\$299,900
List Price/SF	\$251.35	\$181.07	\$299.60
Sold Price	\$259,900	\$199,900	\$299,900
Sold Price/SF	\$251.35	\$181.07	\$299.60
Sell/List Ratio	100.0%	100.0%	100.0%
DOM	6	7	15



Status	Sold	Sold	Sold
MLS® #	202509461	202509766	202509663
Area/Neighbr	5C/Sargent Park	5C/Polo Park	5C/West End
Address	753 Garfield Street	936 Spruce Street	1043 Sherburn Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1940	OL /	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 Three Quarters	Bungalow
Living Area	1242 SF	1165 SF	960 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 2 TBD: 2	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Half basement, See remarks	Full
Construction			Wood Frame
Exterior	Cedar, Wood Siding	Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Tile, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Insulation, Other remarks, Roof Cov	Flooring, Furnace, Kitchen	Bathroom, Electrical, Flooring, Furna
Features	Dog run fenced in, Heat pump heating, Main floor full bathroom,	Air Conditioning-Central, Closet Organizers, Deck,	Garburator, High-Efficiency Furnace, Main floor full bathroom
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Stove, Washer, Window Coverings	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached	Carport, Plug-In	Single Detached, Garage door opener
Lot Shape	Normal	Normal	
Frontage	33 SF	33 SF	0 SF
Depth	0 SF	92 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped deck,	Fenced, Back Lane, Paved Lane, Paved Street, Playground
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	\$333.99/ 24	\$3,168.05/ 24	\$3,001.48/ 24
List Price	\$299,900	\$269,900	\$264,900
List Price/SF	\$241.47	\$231.67	\$275.94
Sold Price	\$340,000	\$331,500	\$333,444
Sold Price/SF	\$273.75	\$284.55	\$347.34
Sell/List Ratio	113.4%	122.8%	125.9%
DOM	9	6	7



Status	Sold	Sold	Sold
MLS® #	202509436	202509645	202509688
Area/Neighbr	5C/Sargent Park	5C/Sargent Park	5C/Sargent Park
Address	804 Ashburn Street	1322 Valour Road	647 Valour Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1937	OL / 1957	OL / 1913
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	1060 SF	1273 SF	1230 SF
Fin Basement	17.65 M2/190 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: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Brick, Stucco	Wood Siding, Wood Shingle
Fireplace(s)		Stone	
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl, Wood	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Not known, Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Other remarks	Flooring, Furnace, Other remarks, R	Completely, Other remarks
Features	Air Conditioning-Central, Balcony - One, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dishwasher, Dryer, Refrigerator, See remarks, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Storage Shed, Stove, Vacuum built-in,
Parking	Single Detached	Single Detached, Garage door opener, Parking Pad, Rear Drive	No Garage, Parking Pad, Rear Drive Access
Lot Shape	Normal		
Frontage	37 SF		0 SF
Depth	102 SF		0 SF
Site Influence	Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Paved Street, Playground Nearby, Private	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	\$3,652.76/ 24	\$4,088.65/2024	\$3,298.00/ 24
List Price	\$309,900	\$389,900	\$279,900
List Price/SF	\$292.36	\$306.28	\$227.56
Sold Price	\$385,000	\$435,000	\$340,000
Sold Price/SF	\$363.21	\$341.71	\$276.42
Sell/List Ratio	124.2%	111.6%	121.5%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202509253	202509004	202508479
Area/Neighbr	5C/West End	5C/Sargent Park	5C/West End
Address	919 ingersoll Street	1038 Sherburn Street	575 Clifton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1914	OL / 1945	OL / 1911
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	1320 SF	1245 SF	1321 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: 1 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	Vinyl
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Laminate, Wood	Laminate	Laminate
Foundation	Not known	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Furnace	Bathroom, Exterior, Flooring, Kitcher	
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dryer, Freezer, Fridges - Two, Garage door opener,	Dryer, Garage door opener, Garage door opener remote(s),	Blinds, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	Single Detached	Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	25 SF	33 SF	25 SF
Depth	93 SF	100 SF	92 SF
Site Influence	Fenced, Paved Lane, Landscape, Public	Corner, Fenced, Paved Lane, Landscape, Playground Nearby,	Golf Nearby, Back Lane, 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	\$2,362.90/2024	\$3,239.44/ 24	\$2,517.57/2024
List Price	\$254,800	\$333,300	\$249,900
List Price/SF	\$193.03	\$267.71	\$189.17
Sold Price	\$241,800	\$315,000	\$257,000
Sold Price/SF	\$183.18	\$253.01	\$194.55
Sell/List Ratio	94.9%	94.5%	102.8%
DOM	12	7	6



Status	Sold	Sold	Sold
MLS® #	202507700	202508405	202507520
Area/Neighbr	5C/Sargent Park	5C/Sargent Park	5C/Sargent Park
Address	969 Strathcona Street	1277 Dominion Street	1043 Downing Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	OL / 1910	OL / 1939
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1321 SF	704 SF	700 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 3 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	3/4, See remarks	Full
Construction	Wood Frame	Concrete, Wood Frame	Wood Frame
Exterior	Composite, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Garage	Basement, Insulation, Windows	Other remarks
Features	Air Conditioning-Central, Deck, Heat recovery ventilator, In-Law	Air Conditioning-Central	Air Conditioning-Central, Deck, Main floor full bathroom
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Freezer, Refrigerator, Storage Shed,
Parking	Double Detached	Single Detached, Parking Pad, Plug-In, Rear Drive Access	Rear Drive Access
Lot Shape		Normal	
Frontage	0 SF	33 SF	
Depth	0 SF	107 SF	
Site Influence	Fenced, Back Lane, Park/reserve, Playground	Fenced, Back Lane, Shopping Nearby, Public Transportation	Back Lane, Landscaped deck, Public Transportation
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	\$4,718.61/ 24	\$2,430.40/ 24	\$2,956.87/ 24
List Price	\$459,000	\$239,900	\$244,900
List Price/SF	\$347.46	\$340.77	\$349.86
Sold Price	\$459,000	\$287,000	\$245,000
Sold Price/SF	\$347.46	\$407.67	\$350.00
Sell/List Ratio	100.0%	119.6%	100.0%
DOM	20	8	9



Status	Sold	Sold	Sold
MLS® #	202508414	202508011	202507918
Area/Neighbr	5C/Polo Park	5C/West End	5C/Sargent Park
Address	1065 Ashburn Street	653 Denson Place	872 Lipton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1929	/ 1993	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Raised Bungalow	Bi-Level	Two Storey
Living Area	716 SF	750 SF	1040 SF
Fin Basement	66.52 M2/716 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: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Concrete	
Exterior	Stucco	Brick, Stucco, Wood Siding	Wood Siding
Fireplace(s)		Heatilator/Fan	
Fireplace Fuel		Electric	
Flooring	Vinyl, Wood	Laminate, Vinyl	Laminate, Tile, Wood
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Garage, Kitch	Furnace, Garage, Roof Coverings	
Features	No Smoking Home, Patio, Porch, Smoke Detectors	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Porch
Gds Included	Blinds, Dryer, Garage door opener remote(s), Refrigerator,	Alarm system, Blinds, Dryer, Garage door opener, Garage	Dryer, Garage door opener, Garage door opener remote(s), Double Detached
Parking	Double Detached	Double Detached	Double Detached
Lot Shape	Normal		
Frontage	37 SF	35 SF	0 SF
Depth	0 SF	108 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Shopping Nearby	Paved Lane, Landscape, Landscaped deck, Paved Street,	Fenced, Flat Site, 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	\$2,189.22/2024	\$3,776.83/2024	\$3,181.59/2024
List Price	\$259,900	\$349,900	\$244,900
List Price/SF	\$362.99	\$466.53	\$235.48
Sold Price	\$340,000	\$410,000	\$255,000
Sold Price/SF	\$474.86	\$546.67	\$245.19
Sell/List Ratio	130.8%	117.2%	104.1%
DOM	15	7	36



Status	Sold	Sold	Sold
MLS® #	202507487	202506371	202507686
Area/Neighbr	5C/West End	5C/Sargent Park	5C/West End
Address	736 Valour Road	852 Valour Road	581 Lipton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1913	OL / 1950	OL / 1894
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Bungalow	One and Three Quarters
Living Area	960 SF	660 SF	1330 SF
Fin Basement	0.00 M2/0 SF	37.16 M2/400 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: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Vinyl	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	See remarks	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring	Bathroom, Insulation, Windows	Electrical
Features		Air Conditioning-Central, High-Efficiency Furnace, Patio	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Fridges - Two, Stove, Washer	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Parking Pad	Single Detached, Garage door opener	Double Detached, Tandem Garage
Lot Shape		Normal	
Frontage	25 SF	33 SF	25 SF
Depth	0 SF	88 SF	94 SF
Site Influence	Flat Site, Back Lane	Fenced, Flat Site, Back Lane, Paved Lane, Landscaped patio,	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	\$2,567.75/ 24	\$2,941.99/2024	\$2,803.11/ 24
List Price	\$249,900	\$244,900	\$249,900
List Price/SF	\$260.31	\$371.06	\$187.89
Sold Price	\$245,000	\$239,900	\$249,900
Sold Price/SF	\$255.21	\$363.48	\$187.89
Sell/List Ratio	98.0%	98.0%	100.0%
DOM	6	19	8



Status	Sold	Sold	Sold
MLS® #	202506881	202506976	202507035
Area/Neighbr	5C/Sargent Park	5C/West End	5C/West End
Address	1080 Downing Street	971 Banning Street	840 Goulding Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1927	OL / 1913	OL / 1948
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and Three Quarters	Two Storey
Living Area	784 SF	1210 SF	1320 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: 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
Exterior	Stucco	Aluminum Siding, Stucco	Stucco
Fireplace(s)			Stone
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl	Tile, Vinyl, Wood
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Other remarks	Kitchen, Roof Coverings, Windows	
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Parking Pad	Single Detached	Single Detached
Lot Shape	Normal	Normal	
Frontage	33 SF	33 SF	0 SF
Depth	107 SF	98 SF	0 SF
Site Influence	Back Lane, Landscaped patio, Playground Nearby, Public	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Corner, Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	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	\$3,099.64/ 24	\$2,501.79/ 24	\$3,692.60/2024
List Price	\$299,900	\$289,800	\$299,900
List Price/SF	\$382.53	\$239.50	\$227.20
Sold Price	\$300,000	\$285,000	\$385,000
Sold Price/SF	\$382.65	\$235.54	\$291.67
Sell/List Ratio	100.0%	98.3%	128.4%
DOM	7	19	9



Status	Sold	Sold	Sold
MLS® #	202506782	202506750	202506755
Area/Neighbr	5C/Polo Park	5C/Sargent Park	5C/Sargent Park
Address	641 Spruce Street	392 Banning Street	905 Goulding Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1910	OL / 1945
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	1719 SF	1206 SF	1016 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: 4
Baths	FB: 2 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	Stucco	Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Completely, Other remarks	Bathroom, Flooring, Kitchen, Roof C	Bathroom, Furnace, Kitchen, Other r
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, Cook Top, Deck,	No Pet Home, Smoke Detectors	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Parking Pad, Paved Driveway, Rear Drive Access	Rear Drive Access	Single Detached
Lot Shape	Normal		
Frontage	50 SF	0 SF	40 SF
Depth	101 SF	0 SF	95 SF
Site Influence	Corner, Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Back Lane, Landscape, Public Swimming Pool, Public	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	\$3,940.56/ 24	\$2,285.53/ 24	\$3,288.09/2025
List Price	\$384,900	\$235,000	\$299,900
List Price/SF	\$223.91	\$194.86	\$295.18
Sold Price	\$445,000	\$228,000	\$361,300
Sold Price/SF	\$258.87	\$189.05	\$355.61
Sell/List Ratio	115.6%	97.0%	120.5%
DOM	9	58	8



Status	Sold	Sold	Sold
MLS® #	202505481	202506475	202505215
Area/Neighbr	5C/Sargent Park	5C/West End	5C/Sargent Park
Address	1090 Spruce Street	692 Sherburn Street	1161 Dominion Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1931	/ 1923	/ 1944
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and Three Quarters
Living Area	852 SF	1000 SF	987 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	65.03 M2/700 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 4 TBD: 4
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	Wood Frame
Exterior	Stucco	Metal	Stucco
Fireplace(s)		Tile Facing	Other - See remarks
Fireplace Fuel		Electric, See remarks	See remarks
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled	Bathroom, Electrical, Furnace, Garage door opener, Garage door opener	Electrical, Furnace, Other remarks	Furnace, Other remarks, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator, Washer	Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Tandem Garage, Garage door opener,	Single Detached	Double Detached
Lot Shape	Normal	Normal	
Frontage	0 SF	30 SF	35 SF
Depth	0 SF	100 SF	107 SF
Site Influence	Fenced, Paved Lane, Public Swimming Pool, Private Yard,	Fenced, Vegetable Garden, Paved Lane, Landscaped deck,	Corner, Fenced, Flat Site, Fruit Trees/Shrubs, Paved Lane,
Heating	Forced Air	Hot Water	Baseboard, 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	\$2,858.71/ 24	\$3,397.04/ 24	\$3,181.95/2024
List Price	\$289,900	\$284,900	\$289,900
List Price/SF	\$340.26	\$284.90	\$293.72
Sold Price	\$340,000	\$360,000	\$330,100
Sold Price/SF	\$399.06	\$360.00	\$334.45
Sell/List Ratio	117.3%	126.4%	113.9%
DOM	8	9	8



Status	Sold	Sold	Sold
MLS® #	202506278	202504239	202505667
Area/Neighbr	5C/Polo Park	5C/West End	5C/West End
Address	745 Valour Road	626 Goulding Street	888 banning Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1926	OL / 1925	OL / 1946
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	804 SF	714 SF	1460 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Concrete	
Exterior	Brick, Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete, See remarks	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Kitc	Basement, Furnace, Other remarks,	Furnace, Kitchen, Roof Coverings, V
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	High-Efficiency Furnace, Hood Fan, No Pet Home, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Parking Pad, Plug-In, Rear Drive Access	Parking Pad	Double Detached
Lot Shape			
Frontage	0 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Flat Site, Back Lane, Paved Street, Playground	Fenced, Paved Lane, Landscape, Paved Street,	Corner, Fenced, 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	\$2,704.04/2024	\$2,731.73/ 24	\$3,783.00/ 24
List Price	\$269,900	\$249,900	\$349,900
List Price/SF	\$335.70	\$350.00	\$239.66
Sold Price	\$297,000	\$260,000	\$355,000
Sold Price/SF	\$369.40	\$364.15	\$243.15
Sell/List Ratio	110.0%	104.0%	101.5%
DOM	7	8	13



Status	Sold	Sold	Sold
MLS® #	202505556	202505005	202505522
Area/Neighbr	5C/West End	5C/West End	5C/Sargent Park
Address	1201 Clifton Street	1253 Valour Road	926 Dominion Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	OL / 1954	OL / 1941
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Bungalow	Bungalow
Living Area	1060 SF	1012 SF	900 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
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		Wood Frame
Exterior	Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)			Brick Facing, Glass Door
Fireplace Fuel			Gas
Flooring	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Flooring, Other remarks, Ro		Basement, Electrical, Flooring, Roof
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, Main	Jetted Tub, Main floor full bathroom, No Smoking Home
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Paved Driveway, Rear Drive Access	Single Detached	Double Detached
Lot Shape			Normal
Frontage	35 SF	48 SF	37 SF
Depth		92 SF	109 SF
Site Influence	Paved Street, Playground Nearby, Shopping Nearby	Fenced, Back Lane, Landscape, Public Transportation	Fenced, Paved Lane, Low maintenance landscaped,
Heating	Baseboard, 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	\$3,181.95/ 24	\$3,712.50/ 24	\$3,664.22/2024
List Price	\$289,900	\$339,900	\$319,900
List Price/SF	\$273.49	\$335.87	\$355.44
Sold Price	\$351,201	\$370,000	\$365,000
Sold Price/SF	\$331.32	\$365.61	\$405.56
Sell/List Ratio	121.1%	108.9%	114.1%
DOM	7	11	10



Status	Sold	Sold	Sold
MLS® #	202505065	202501381	202504638
Area/Neighbr	5C/Sargent Park	5C/West End	5C/West End
Address	1103 Strathcona Street	570 Clifton Street	974 Ingersoll Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1931	/ 1948	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	864 SF	792 SF	880 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stone, Stucco, Wood Siding	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Flo	Flooring, Furnace, Garage, Other rei	Bathroom, Electrical, Flooring, Kitch
Features	Air Conditioning-Central, Bar wet, Main floor full bathroom,	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	High-Efficiency Furnace, Main floor full bathroom, Microwave
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dryer, Freezer, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dryer, Microwave, Refrigerator, Stove,
Parking	Single Detached, Garage door opener, Insulated, Oversized,	Single Detached, Carport, Oversized, Parking Pad	Parking Pad, Rear Drive Access
Lot Shape			
Frontage	30 SF	30 SF	24 SF
Depth	101 SF	109 SF	0 SF
Site Influence	Fenced, Paved Lane, Paved Street, Playground Nearby,	Fenced, Flat Site, Paved Lane, Low maintenance landscaped,	Fenced, Flat Site, 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	\$3,171.00/ 24	\$3,228.62/2024	\$2,345.45/ 24
List Price	\$299,900	\$229,900	\$219,900
List Price/SF	\$347.11	\$290.28	\$249.89
Sold Price	\$360,000	\$264,000	\$225,000
Sold Price/SF	\$416.67	\$333.33	\$255.68
Sell/List Ratio	120.0%	114.8%	102.3%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202504580	202504266	202503410
Area/Neighbr	5C/West End	5C/West End	5C/West End
Address	858 Ingersoll Street	466 Banning Street	591 Sherburn Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1911	OL / 1912	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two and a Half
Living Area	770 SF	1232 SF	2052 SF
Fin Basement	22.30 M2/240 SF		0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 6 TBD: 6
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 3 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Vinyl	Metal
Fireplace(s)		Other - See remarks	Tile Facing
Fireplace Fuel			Electric
Flooring	Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext		Electrical, Furnace, Other remarks, \
Features	Air conditioning wall unit, Hood Fan, Main floor full bathroom, No	Deck, High-Efficiency Furnace, Laundry - Main Floor, Microwave	Air conditioning wall unit, Bar wet, Ceiling Fan, Deck,
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Freezer, Microwave, Stove,
Parking	Single Detached	Parking Pad	Double Attached, Carport, Plug-In, Rear Drive Access, 240
Lot Shape			Normal
Frontage	25 SF	25 SF	
Depth	0 SF		
Site Influence	Fenced, Back Lane, Paved Street, Playground Nearby,	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Paved Lane,
Heating	Baseboard, Forced Air	Forced Air	Baseboard, Forced Air
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	\$1,518.18/2024	\$3,088.65/ 24	\$3,337.56/ 24
List Price	\$284,900	\$299,900	\$334,900
List Price/SF	\$370.00	\$243.43	\$163.21
Sold Price	\$275,000	\$316,000	\$362,000
Sold Price/SF	\$357.14	\$256.49	\$176.41
Sell/List Ratio	96.5%	105.4%	108.1%
DOM	13	9	6



Status	Sold	Sold	Sold
MLS® #	202503731	202503603	202503867
Area/Neighbr	5C/West End	5C/Sargent Park	5C/Sargent Park
Address	809 Downing Street	734 Lipton Street	1117 Garfield Street N
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1910	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 Three Quarters	One and Three Quarters
Living Area	1087 SF	1132 SF	1320 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: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Wood Siding	Composite, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Laminate	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Bathroom, Flooring, Partly, Roof Co\	Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Smoke Detectors	Air Conditioning-Central, Deck, No Smoking Home, Smoke
Gds Included	Blinds, Dryer, Freezer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Oversized, Rear Drive	Plug-In, Rear Drive Access	Single Detached, Garage door opener
Lot Shape	Normal		
Frontage	40 SF	25 SF	25 SF
Depth	108 SF	93 SF	100 SF
Site Influence	Fenced, Back Lane, Landscape, Paved Street, Shopping Nearby,	Fenced, Paved Lane, Low maintenance landscaped, Paved	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	\$3,442.75/2024	\$2,672.24/ 24	\$3,157.04/2024
List Price	\$289,900	\$244,900	\$299,900
List Price/SF	\$266.70	\$216.34	\$227.20
Sold Price	\$350,000	\$265,000	\$335,000
Sold Price/SF	\$321.99	\$234.10	\$253.79
Sell/List Ratio	120.7%	108.2%	111.7%
DOM	9	7	8



Status	Sold	Sold	Sold
MLS® #	202503947	202503567	202502734
Area/Neighbr	5C/Sargent Park	5C/West End	5C/West End
Address	673 Alverstone Street	587 Minto Street	828 Burnell Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	OL / 1931	OL / 2010
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	644 SF	616 SF	1102 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: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Half basement	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Wood Siding	Brick	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Kitchen	
Features		Main floor full bathroom, Microwave built in, Porch	Air Conditioning-Central, Engineered Floor Joist, Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included		Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	
Parking	Parking Pad	No Garage, Parking Pad, Plug-In, Rear Drive Access	Parking Pad
Lot Shape	Normal		
Frontage	25 SF	0 SF	31 SF
Depth	100 SF	0 SF	0 SF
Site Influence	Shopping Nearby, Public Transportation	Corner, Fenced, Back Lane, Low maintenance landscaped,	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Baseboard	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	\$2,172.00/2024	\$2,283.21/ 24	\$3,643.95/2024
List Price	\$173,500	\$176,000	\$319,900
List Price/SF	\$269.41	\$285.71	\$290.29
Sold Price	\$167,000	\$170,000	\$325,000
Sold Price/SF	\$259.32	\$275.97	\$294.92
Sell/List Ratio	96.3%	96.6%	101.6%
DOM	27	5	6



Status	Sold	Sold	Sold
MLS® #	202502744	202501866	202502119
Area/Neighbr	5C/West End	5C/West End	5C/Sargent Park
Address	559 Ingersoll Street	585 Clifton Street	1118 Valour Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1928	OL / 1912	OL / 1944
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	801 SF	1454 SF	689 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: 2
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	
Exterior	Other-Remarks, Stucco	Wood Siding	Vinyl
Fireplace(s)	Brick Facing		
Fireplace Fuel	Electric		
Flooring	See remarks, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	See remarks	Concrete, Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Other		
Features	High-Efficiency Furnace, Main floor full bathroom, Sunroom		Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Single Detached	Rear Drive Access	Single Detached, Garage door opener, Rear Drive Access
Lot Shape		Normal	
Frontage	0 SF	25 SF	0 SF
Depth	0 SF	92 SF	0 SF
Site Influence	Fenced, Paved Lane, Landscape, Playground Nearby,	Paved Street, Shopping Nearby, Public Transportation	Fenced, Back Lane, 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	\$2,946.94/2024	\$2,458.08/ 24	\$2,733.88/ 24
List Price	\$224,900	\$197,000	\$264,800
List Price/SF	\$280.77	\$135.49	\$384.33
Sold Price	\$210,000	\$192,576	\$260,000
Sold Price/SF	\$262.17	\$132.45	\$377.36
Sell/List Ratio	93.4%	97.8%	98.2%
DOM	8	1	14



Status	Sold	Sold	Sold
MLS® #	202501630	202501289	202501306
Area/Neighbr	5C/Polo Park	5C/West End	5C/West End
Address	660 Strathcona Street	584 Arlington Street	765 Garfield Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1928	/ 1939
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and Three Quarters	One and a Half
Living Area	1912 SF	1180 SF	1170 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: 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	Stone, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile	Laminate, Wood	Laminate, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Roof Coverings, Windows	Bathroom, Electrical, Furnace, Other
Features	Balcony - One, Deck, No Pet Home, No Smoking Home	Air Conditioning-Central, Deck, Microwave built in	Air Conditioning-Central, Ceiling Fan, Exterior walls, 2x6",
Gds Included	Alarm system, Dryer, Freezer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,
Parking	Double Detached, Parking Pad	Single Detached, Parking Pad, Rear Drive Access	Single Detached
Lot Shape	Normal		
Frontage	50 SF	25 SF	
Depth		114 SF	
Site Influence	Fenced, Low maintenance landscaped, Paved Street,	Back Lane, Paved Street, Playground Nearby, Public	Fenced, Landscaped patio, 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	\$3,262.40/ 24	\$2,560.19/ 24	\$3,132.00/ 24
List Price	\$274,900	\$189,900	\$289,900
List Price/SF	\$143.78	\$160.93	\$247.78
Sold Price	\$317,000	\$189,900	\$285,000
Sold Price/SF	\$165.79	\$160.93	\$243.59
Sell/List Ratio	115.3%	100.0%	98.3%
DOM	9	2	3



Status	Sold	Sold	Sold
MLS® #	202501100	202500889	202500844
Area/Neighbr	5C/West End	5C/West End	5C/Polo Park
Address	1336 Erin Street	836 Lipton Street	728 Ashburn Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1905	OL / 1910	OL / 1911
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	670 SF	800 SF	1160 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: 2 HB: 0 EN: N
Basement	3/4	Partial	Full
Construction		Wood Frame	Concrete, Wood Frame
Exterior	Brick & Siding, Stucco, Wood Siding	Vinyl	Vinyl, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel		Electric	
Flooring	Tile, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Wood/shingles
Remodelled		Windows	
Features	Laundry - Main Floor, Main floor full bathroom	Smoke Detectors	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Parking Pad, Plug-In, Rear Drive Access	Parking Pad, Rear Drive Access	Parking Pad
Lot Shape		Normal	
Frontage	40 SF	35 SF	25 SF
Depth	0 SF	95 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Landscape	Fenced, Flat Site, Back Lane, Low maintenance landscaped,	Fenced, Vegetable Garden, Back Lane, Landscape, Playground
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	\$2,312.49/ 24	\$2,087.38/2024	\$2,810.85/2024
List Price	\$179,900	\$219,900	\$299,900
List Price/SF	\$268.51	\$274.88	\$258.53
Sold Price	\$175,000	\$200,000	\$335,000
Sold Price/SF	\$261.19	\$250.00	\$288.79
Sell/List Ratio	97.3%	91.0%	111.7%
DOM	48	22	10



Status	Sold	Sold	Sold
MLS® #	202500663	202500314	202428457
Area/Neighbr	5C/Polo Park	5C/Sargent Park	5C/Sargent Park
Address	639 Ingersoll Street	851 Goulding Street	993 Valour Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1929	OL / 1945	OL / 1926
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	748 SF	737 SF	643 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	27.87 M2/300 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 2 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, Vinyl	Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Exterior, Furnace, Insulat	Basement, Furnace, Kitchen
Features	Air Conditioning-Central	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Freezer, Garage door opener, Garage door opener	Dryer, Freezer, Refrigerator, Storage Shed, Stove, Washer
Parking	Single Detached	Double Detached, Garage door opener, Insulated garage door,	Parking Pad, Plug-In
Lot Shape		Normal	Normal
Frontage	0 SF		33 SF
Depth	0 SF		
Site Influence	Fenced	Fenced, Flat Site, Back Lane, Paved Lane, Paved Street,	Fenced, Paved Lane, Paved Street, Shopping Nearby, Public
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	\$2,702.98/2024	\$2,917.26/ 24	\$2,406.61/2024
List Price	\$259,900	\$259,900	\$229,900
List Price/SF	\$347.46	\$352.65	\$357.54
Sold Price	\$283,600	\$306,100	\$215,000
Sold Price/SF	\$379.14	\$415.33	\$334.37
Sell/List Ratio	109.1%	117.8%	93.5%
DOM	10	7	37



Status	Sold	Sold	Sold
MLS® #	202428443	202428043	202426933
Area/Neighbr	5C/Sargent Park	5C/West End	5C/West End
Address	1111 Garfield Street N	358 Lipton Street	915 LIPTON Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	OL / 1927	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two and a Half
Living Area	768 SF	730 SF	1245 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 5
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	Stucco	Stucco, Vinyl
Fireplace(s)			Free-standing
Fireplace Fuel			Electric
Flooring	Vinyl	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled		Electrical, Furnace, Roof Coverings	Flooring, Roof Coverings
Features	Ceiling Fan, Deck, Hood Fan, Main floor full bathroom, Sump	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, Alarm system, Blinds, Dryer, Freezer, Garage door opener,	Air Conditioning-Central, Deck, Hood Fan
Gds Included			Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Double Detached
Parking	Single Detached, Carport, Rear Drive Access	Single Detached	
Lot Shape	Normal	Normal	
Frontage	45 SF	25 SF	25 SF
Depth	95 SF	94 SF	93 SF
Site Influence	Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, 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	\$3,180.60/2024	\$2,648.44/ 24	\$2,410.49/ 24
List Price	\$259,900	\$214,900	\$289,900
List Price/SF	\$338.41	\$294.38	\$232.85
Sold Price	\$250,000	\$200,000	\$277,000
Sold Price/SF	\$325.52	\$273.97	\$222.49
Sell/List Ratio	96.2%	93.1%	95.6%
DOM	52	8	79



Status	Sold	Sold	Sold
MLS® #	202421229	202424408	202513992
Area/Neighbr	5C/West End	5C/Sargent Park	5D/Weston
Address	972 Ingersoll Street	813 Ingersoll Street	1818 Pacific Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1913	OL / 1912	OL / 1910
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and Three Quarters	One and a Half
Living Area	756 SF	1053 SF	758 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 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: 1 EN: N
Basement	Full	Full	None
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Vinyl, Wood Siding	Other-Remarks, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Metal	Shingle
Remodelled		Electrical, Flooring, Kitchen	
Features	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking	Air conditioning wall unit, High-Efficiency Furnace	
Gds Included	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window A/C Unit	Storage Shed
Parking	Parking Pad, Rear Drive Access	Single Detached	Parking Pad, Rear Drive Access
Lot Shape			Normal
Frontage	24 SF	25 SF	25 SF
Depth	94 SF	0 SF	103 SF
Site Influence	Paved Lane, Playground Nearby, Public Swimming Pool, Shopping	Low maintenance landscaped, Paved Street, Shopping Nearby,	Fenced
Heating	Forced Air	Forced Air	See remarks
Heating Fuel	Natural gas	Natural gas	See remarks
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,300.84/ 24	\$2,707.93/ 24	\$1,281.27/2024
List Price	\$224,900	\$219,900	\$131,900
List Price/SF	\$297.49	\$208.83	\$174.01
Sold Price	\$205,000	\$238,000	\$126,000
Sold Price/SF	\$271.16	\$226.02	\$166.23
Sell/List Ratio	91.2%	108.2%	95.5%
DOM	22	121	3



Status	Sold	Sold	Sold
MLS® #	202513547	202513102	202512953
Area/Neighbr	5D/Weston	5D/Weston	5D/Brooklands
Address	1847 Logan Avenue	1400 WILLIAM Avenue W	1816 Pacific Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2017	OL / 1924	OL / 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and a Half	Two Storey
Living Area	900 SF	1003 SF	1363 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 5
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
Exterior	Other-Remarks	Brick, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl Plank	Laminate, Tile	Laminate
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Electrical, Ext.	
Features	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Carport, Parking Pad, Rear Drive Access	Single Detached, Parking Pad	Rear Drive Access
Lot Shape		Normal	
Frontage	0 SF	25 SF	25 SF
Depth	0 SF	104 SF	103 SF
Site Influence	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Low maintenance landscaped, Shopping Nearby,	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	\$3,352.31/2024	\$1,978.45/ 24	\$4,078.02/ 24
List Price	\$374,900	\$284,900	\$444,900
List Price/SF	\$416.56	\$284.05	\$326.41
Sold Price	\$374,900	\$295,000	\$425,000
Sold Price/SF	\$416.56	\$294.12	\$311.81
Sell/List Ratio	100.0%	103.5%	95.5%
DOM	2	2	9



Status	Sold	Sold	Sold
MLS® #	202511264	202509798	202511291
Area/Neighbr	5D/Brooklands	5D/Weston	5D/Weston
Address	1847 Ross Avenue W	629 Elgin Avenue	1412 Ross Avenue W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL /	OL / 1907
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	1271 SF	985 SF	695 SF
Fin Basement	0.00 M2/0 SF	57.60 M2/620 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: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stone, Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V	Tile
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled		Roof Coverings, Windows	Bathroom, Electrical, Flooring, Kitchen
Features	Air Conditioning-Central, Ceiling Fan, Dog run fenced in,	Air Conditioning-Central, Hood Fan, Monitored Alarm, Sump	
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Dishwasher, Dryer, Freezer, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Single Detached	Single Detached, Carport	Rear Drive Access, Unpaved Driveway
Lot Shape			
Frontage	37 SF		25 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Back Lane, Landscape, Private Yard, Shopping Nearby,	Fenced, Park/reserve, Playground Nearby, Shopping	Fenced, Back Lane, Landscaped deck, Park/reserve, Paved Street
Heating	See remarks	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	\$2,833.14/2024	\$1,649.05/ 24	\$1,435.00/ 24
List Price	\$299,900	\$199,899	\$149,900
List Price/SF	\$235.96	\$202.94	\$215.68
Sold Price	\$366,000	\$196,000	\$127,000
Sold Price/SF	\$287.96	\$198.98	\$182.73
Sell/List Ratio	122.0%	98.0%	84.7%
DOM	6	19	4



Status	Sold	Sold	Sold
MLS® #	202510807	202508325	202509951
Area/Neighbr	5D/Brooklands	5D/Weston	5D/Weston
Address	1959 Elgin Avenue	1612 Alexander Avenue	692 Pacific Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1912	OL / 1897
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	962 SF	1032 SF	1060 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: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction			Concrete
Exterior	Vinyl	Vinyl, Wood Siding	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Vinyl
Foundation	Block	Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled		Bathroom, Flooring, Kitchen, Partly	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	High-Efficiency Furnace, Laundry - Main Floor	Air Conditioning-Central, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Parking Pad, Rear Drive Access	Rear Drive Access	Paved Driveway
Lot Shape	Normal	Normal	
Frontage	25 SF	25 SF	42 SF
Depth	105 SF	86 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Back Lane, Landscape, Park/reserve,	Fenced, Low maintenance landscaped, Playground Nearby,	No Back Lane, 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	\$2,355.22/ 24	\$1,839.41/ 24	\$2,246.75/ 24
List Price	\$199,900	\$219,900	\$194,999
List Price/SF	\$207.80	\$213.08	\$183.96
Sold Price	\$225,000	\$213,000	\$187,500
Sold Price/SF	\$233.89	\$206.40	\$176.89
Sell/List Ratio	112.6%	96.9%	96.2%
DOM	9	28	7



Status	Sold	Sold	Sold
MLS® #	202509651	202509218	202502935
Area/Neighbr	5D/Weston	5D/Weston	5D/Weston
Address	1447 Ross Avenue W	1400 Alexander Avenue	1461 McDermot Avenue W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1905	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and Three Quarters	Bungalow
Living Area	858 SF	1128 SF	1200 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: 4
Baths	FB: 1 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
Exterior	Stucco, Wood Siding	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Roof Coverings
Features	Air Conditioning-Central, Ceiling Fan, Cook Top, Hood Fan, Main	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two,	Blinds, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Single Detached	Rear Drive Access	Double Detached
Lot Shape	Normal		
Frontage	0 SF	25 SF	50 SF
Depth	0 SF	0 SF	106 SF
Site Influence	Fenced, Vegetable Garden, Back Lane, Landscaped patio,	Fenced, Back Lane, Playground Nearby, Private Yard	Fenced, 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	\$2,864.26/ 24	\$2,648.44/ 24	\$3,512.25/ 24
List Price	\$250,000	\$239,900	\$339,900
List Price/SF	\$291.38	\$212.68	\$283.25
Sold Price	\$250,000	\$233,000	\$330,000
Sold Price/SF	\$291.38	\$206.56	\$275.00
Sell/List Ratio	100.0%	97.1%	97.1%
DOM	7	17	8



Status	Sold	Sold	Sold
MLS® #	202509081	202509122	202508754
Area/Neighbr	5D/Brooklands	5D/Brooklands	5D/Brooklands
Address	1909 Ross Avenue	1858 Ross Avenue W	1808 Elgin Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1910	OL / 1910	OL / 1942
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	855 SF	1004 SF	620 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: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Crawl space	Crawl space
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile	Laminate, Tile	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Main floor full bathroom	Air conditioning wall unit, Ceiling Fan, High-Efficiency Furnace,	
Gds Included	Refrigerator, Stove	Dryer, Microwave, Refrigerator, Stove, Washer, Window	Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	No Garage, Parking Pad, Plug-In, Rear Drive Access	No Garage
Lot Shape			Normal
Frontage	0 SF	25 SF	37 SF
Depth	0 SF	100 SF	103 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Flat Site, Low maintenance landscaped,	Fenced, 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	\$2,329.73/2024	\$1,751.12/ 24	\$1,714.44/2024
List Price	\$199,900	\$179,900	\$159,900
List Price/SF	\$233.80	\$179.18	\$257.90
Sold Price	\$187,000	\$165,000	\$141,000
Sold Price/SF	\$218.71	\$164.34	\$227.42
Sell/List Ratio	93.5%	91.7%	88.2%
DOM	11	30	9



Status	Sold	Sold	Sold
MLS® #	202508387	202507234	202508085
Area/Neighbr	5D/Weston	5D/Weston	5D/Weston
Address	1404 Elgin Avenue W	1412 Roy Avenue	1411 Lincoln Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1923	OL / 1942	OL / 1946
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	610 SF	749 SF	676 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: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction	Wood Frame		Concrete, Wood Frame
Exterior	Vinyl	Vinyl	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Vinyl Plank	Vinyl, Wood	Laminate
Foundation	Concrete	Block	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Other remarks		
Features	Air Conditioning-Central, Ceiling Fan, Deck, Workshop	Air Conditioning-Central, Smoke Detectors	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet
Gds Included	Dryer, Freezer, Garage door opener, Garage door opener	Refrigerator, Stove	Blinds, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Single Detached, Carport, Oversized	Front & Rear Drive Access, No Garage, Parking Pad	Single Detached
Lot Shape		Normal	Normal
Frontage	0 SF	26 SF	33 SF
Depth	0 SF	103 SF	102 SF
Site Influence	Back Lane, Landscaped deck, Playground Nearby, Shopping	Low maintenance landscaped, Landscape, Public	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	\$1,579.48/2024	\$1,834.46/2024	\$2,778.64/2024
List Price	\$149,900	\$149,900	\$274,900
List Price/SF	\$245.74	\$200.13	\$406.66
Sold Price	\$160,000	\$150,000	\$270,000
Sold Price/SF	\$262.30	\$200.27	\$399.41
Sell/List Ratio	106.7%	100.1%	98.2%
DOM	8	12	14



Status	Sold	Sold	Sold
MLS® #	202507790	202507597	202506746
Area/Neighbr	5D/Weston	5D/Weston	5D/Weston
Address	1453 William Avenue W	973 William Avenue	260 Chambers Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1951	OL / 1907	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Seasonal	Year-round
Style	One and a Half	Bungalow	Bi-Level
Living Area	1232 SF	720 SF	970 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: 2 TBD: 2	BDA: 2 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Partial	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Wood Siding	Vinyl	Stucco
Fireplace(s)	Corner		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	Vinyl Plank	Wall-to-wall carpet, Laminate
Foundation	Concrete	Block	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Roof Coverings, Windows	Flooring, Roof Coverings, Windows	
Features	Air Conditioning-Central, Bar wet, Ceiling Fan		Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Parking Pad	Parking Pad, Rear Drive Access	Double Attached
Lot Shape			
Frontage	35 SF	25 SF	0 SF
Depth	103 SF	132 SF	0 SF
Site Influence	Fenced, Landscaped patio, Paved Street, Playground	Fenced, Back Lane, Paved Lane, Shopping Nearby, Public	No 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	\$2,920.20/2024	\$1,244.53/2024	\$3,905.70/2024
List Price	\$274,900	\$149,900	\$389,900
List Price/SF	\$223.13	\$208.19	\$401.96
Sold Price	\$275,000	\$145,000	\$375,000
Sold Price/SF	\$223.21	\$201.39	\$386.60
Sell/List Ratio	100.0%	96.7%	96.2%
DOM	7	21	19



Status	Sold	Sold	Sold
MLS® #	202506766	202506437	202505948
Area/Neighbr	5D/Weston	5D/Brooklands	5D/Brooklands
Address	1414 Bannatyne Avenue W	1489 Ross Avenue	1873 Alexander Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1925	OL / 1956	OL / 1920
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	800 SF	655 SF	1040 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: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	3/4	Full	Half basement
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Vinyl
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, See remarks, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace	Flooring, Furnace, Windows	
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Sump
Gds Included	Dryer, Freezer, Fridges - Two, Garage door opener, Garage	Blinds, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Refrigerator, Stove, Washer, Window
Parking	Single Detached, Garage door opener, Oversized	Single Detached	Single Detached
Lot Shape	Normal		
Frontage	35 SF	25 SF	39 SF
Depth	106 SF	108 SF	105 SF
Site Influence	Fenced, Flat Site, Landscaped deck, Landscaped patio, Paved	Corner, Fenced, Landscape, Public Transportation	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	\$2,194.45/ 24	\$2,172.54/2024	\$1,849.61/ 24
List Price	\$219,900	\$204,900	\$169,900
List Price/SF	\$274.88	\$312.82	\$163.37
Sold Price	\$256,111	\$198,000	\$165,000
Sold Price/SF	\$320.14	\$302.29	\$158.65
Sell/List Ratio	116.5%	96.6%	97.1%
DOM	13	22	5



Status	Sold	Sold	Sold
MLS® #	202505340	202505221	202505182
Area/Neighbr	5D/Weston	5D/Weston	5D/Brooklands
Address	1459 Alexander Avenue	721 Alexander Avenue	2007 William Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1891	OL / 1950
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	744 SF	789 SF	636 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: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement, Partial	Full, See remarks	Crawl space
Construction			
Exterior	Other-Remarks	Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Not known	Concrete, See remarks	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		
Gds Included		Blinds, Fridges - Two, Stoves - Two, Washer, Window Coverings	Dryer, Refrigerator, Stove, Washer
Parking	Rear Drive Access	Single Detached, Front Drive Access, Parking Pad, Plug-In,	Double Detached
Lot Shape	Normal		Pie Shaped
Frontage	25 SF	0 SF	41 SF
Depth	97 SF	0 SF	
Site Influence	Fenced, Public Transportation	Fenced, Vegetable Garden, Landscape, Park/reserve,	Golf Nearby, Playground Nearby, 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	\$1,482.48/ 24	\$2,247.14/ 24	\$1,658.18/2025
List Price	\$129,900	\$199,500	\$154,900
List Price/SF	\$174.60	\$252.85	\$243.55
Sold Price	\$118,500	\$192,500	\$140,000
Sold Price/SF	\$159.27	\$243.98	\$220.13
Sell/List Ratio	91.2%	96.5%	90.4%
DOM	28	6	4



Status	Sold	Sold	Sold
MLS® #	202504295	202504534	202504216
Area/Neighbr	5D/Weston	5D/Weston	5D/Weston
Address	1558 Logan Avenue	1452 Bannatyne Avenue W	1635 pacific Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	OL / 1912	OL / 1912
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	600 SF	1187 SF	835 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: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space, None	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Asbestos Shingle	Wood Siding	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Garage, Roof Coverings, V		
Features	Deck, High-Efficiency Furnace, Laundry - Main Floor, Main floor	Air Conditioning-Central, Laundry - Main Floor	
Gds Included	Dryer, Freezer, Garage door opener, Refrigerator, Stove,	Dryer, Freezer, Refrigerator, Storage Shed, Stove, Washer,	
Parking	Single Detached, Garage door opener, Oversized, Rear Drive	Rear Drive Access	Single Detached
Lot Shape		Normal	
Frontage	42 SF	25 SF	
Depth	100 SF	0 SF	
Site Influence	Fenced, Back Lane, Landscaped deck, Park/reserve, Paved	Back Lane, Private Setting, Private Yard	Fenced, Landscape, Shopping Nearby, Public Transportation
Heating	Forced Air	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	\$1,936.74/ 24	\$2,567.75/ 24	\$1,622.67/ 24
List Price	\$128,000	\$189,900	\$165,000
List Price/SF	\$213.33	\$159.98	\$197.60
Sold Price	\$115,000	\$200,000	\$159,500
Sold Price/SF	\$191.67	\$168.49	\$191.02
Sell/List Ratio	89.8%	105.3%	96.7%
DOM	0	48	9



Status	Sold	Sold	Sold
MLS® #	202503850	202503452	202502986
Area/Neighbr	5D/Weston	5D/Brooklands	5D/Brooklands
Address	1638 Roy Avenue	1 Willowbank Street	1929 William Avenue W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	OL / 1925	OL / 2023
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	1680 SF	616 SF	1370 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: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	3/4	Partial	Full
Construction	Wood Frame		
Exterior	Stone, Vinyl	Aluminum Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Completely, Electrical, Ex	
Features	Air Conditioning-Central, Deck, Sump Pump	Closet Organizers, High-Efficiency Furnace, Hood	Heat recovery ventilator, High-Efficiency Furnace, No Pet
Gds Included	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Parking Pad, Rear Drive Access	Double Detached
Lot Shape			Normal
Frontage	0 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Paved Lane, Shopping Nearby, Public Transportation	Flat Site, Landscaped deck, Paved Street, Shopping Nearby,	Back Lane, Park/reserve, 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	\$3,526.04/2024	\$1,713.45/2024	\$0.00/ 0
List Price	\$229,900	\$164,900	\$489,900
List Price/SF	\$136.85	\$267.69	\$357.59
Sold Price	\$200,000	\$161,000	\$485,000
Sold Price/SF	\$119.05	\$261.36	\$354.01
Sell/List Ratio	87.0%	97.6%	99.0%
DOM	18	11	7



Status	Sold	Sold	Sold
MLS® #	202503198	202502873	202502154
Area/Neighbr	5D/Weston	5D/Weston	5D/Weston
Address	1118 Logan Avenue	323 Lock Street	1658 Alexander Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1948	OL / 1914
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	1768 SF	710 SF	1140 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 0 TBD: 0	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 0 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Crawl space	Full
Construction		Wood Frame	
Exterior	Stucco	Stucco, Vinyl	Brick & Siding
Fireplace(s)		Corner	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Furnace, Kitchen
Features		Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet	High-Efficiency Furnace, Main floor full bathroom
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings		
Parking	Single Detached, Garage door opener, Parking Pad	Plug-In	No Garage
Lot Shape		Normal	
Frontage	34 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Back Lane, Playground Nearby	Fenced, Golf Nearby, Playground Nearby, Shopping Nearby, Public	Back Lane
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	\$3,401.05/ 24	\$1,727.54/ 23	\$2,279.62/ 24
List Price	\$325,000	\$199,900	\$149,900
List Price/SF	\$183.82	\$281.55	\$131.49
Sold Price	\$325,000	\$198,900	\$135,000
Sold Price/SF	\$183.82	\$280.14	\$118.42
Sell/List Ratio	100.0%	99.5%	90.1%
DOM	2	33	16



Status	Sold	Sold	Sold
MLS® #	202501694	202501335	202501319
Area/Neighbr	5D/Brooklands	5D/Weston	5D/Weston
Address	1925 William Avenue	519 McDermot Avenue	77 Keewatin Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	/ 1904	/ 1950
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	1033 SF	1869 SF	876 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 5 TBD: 7	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood
Foundation	Block, Not known	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Exterior, Other remarks, Windows
Features	High-Efficiency Furnace, Main floor full bathroom	No Smoking Home, Smoke Detectors	Main floor full bathroom, No Pet Home, No Smoking Home,
Gds Included	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Stove,
Parking	Other remarks	Double Detached	Single Detached
Lot Shape		Normal	
Frontage	37 SF	31 SF	
Depth	104 SF	116 SF	
Site Influence	Fenced, Back Lane, Other/remarks, Park/reserve,	Fenced, Back Lane, Paved Lane	Fenced, Landscape, Park/reserve, Paved Street,
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	\$1,848.68/2025	\$3,023.27/2024	\$3,109.00/ 24
List Price	\$169,900	\$199,900	\$229,900
List Price/SF	\$164.47	\$106.96	\$262.44
Sold Price	\$140,000	\$187,000	\$251,000
Sold Price/SF	\$135.53	\$100.05	\$286.53
Sell/List Ratio	82.4%	93.5%	109.2%
DOM	35	6	3



Status	Sold	Sold	Sold
MLS® #	202500876	202500899	202500324
Area/Neighbr	5D/Weston	5D/Weston	5D/Brooklands
Address	2059 Gallagher Avenue	1599 William Avenue	1913 Ross Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1905	OL / 1960	/
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	1044 SF	760 SF	1571 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: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Half basement	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Vinyl	Stucco, Vinyl
Fireplace(s)			Glass Door, Other - See remarks
Fireplace Fuel			
Flooring	Laminate, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Laminate, See remarks
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Electrical, Exterior, Flooring
Features	Dog run fenced in	Air Conditioning-Central, High-Efficiency Furnace, Main	Closet Organizers, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Refrigerator, Stove
Parking	Double Detached	Single Detached	No Garage
Lot Shape	Normal		Normal
Frontage	30 SF	0 SF	25 SF
Depth	100 SF	0 SF	104 SF
Site Influence	Corner, Fenced, Paved Street, Playground Nearby, Shopping	Fenced, Paved Street, Playground Nearby, Shopping	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	\$1,541.00/ 24	\$2,803.11/2024	\$3,636.48/2024
List Price	\$189,900	\$259,900	\$449,000
List Price/SF	\$181.90	\$341.97	\$285.81
Sold Price	\$186,500	\$255,000	\$435,000
Sold Price/SF	\$178.64	\$335.53	\$276.89
Sell/List Ratio	98.2%	98.1%	96.9%
DOM	6	18	21



Status	Sold	Sold	Sold
MLS® #	202500531	202500134	202428343
Area/Neighbr	5D/Weston	5D/Weston	5D/Weston
Address	1214 Logan Avenue	1474 Alexander Avenue	1347 Winnipeg Avenue W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1945	OL / 1922	/ 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	724 SF	750 SF	725 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: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	3/4	Full
Construction	Wood Frame		
Exterior	Vinyl	Stucco, Vinyl	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, See remarks	Laminate, Tile	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Windows	Bathroom, Furnace, Roof Coverings	
Features	Main floor full bathroom, Porch	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	No Garage, Parking Pad, Rear Drive Access	Single Detached, Parking Pad, Plug-In, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	40 SF	37 SF	0 SF
Depth		85 SF	0 SF
Site Influence	Fenced, Back Lane, Landscape, Park/reserve, Shopping Nearby,	Fenced, Back Lane, Landscaped deck, Playground Nearby,	Fenced, Vegetable Garden, Back Lane, Landscape, 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	\$2,123.50/2024	\$2,223.23/2024	\$2,917.29/ 24
List Price	\$167,000	\$189,900	\$264,900
List Price/SF	\$230.66	\$253.20	\$365.38
Sold Price	\$162,000	\$185,000	\$258,000
Sold Price/SF	\$223.76	\$246.67	\$355.86
Sell/List Ratio	97.0%	97.4%	97.4%
DOM	9	19	16



Status	Sold	Sold	Sold
MLS® #	202427808	202421038	202426882
Area/Neighbr	5D/Brooklands	5D/Brooklands	5D/Weston
Address	1911 Alexander Avenue	1945 Alexander Avenue W	1628 Logan Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	OL / 1935	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	881 SF	920 SF	722 SF
Fin Basement	57.97 M2/624 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Partial	None
Construction	Concrete, Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stucco, Vinyl	Brick, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	See remarks	Laminate, Vinyl	Vinyl, Wood
Foundation	Concrete	Not known	See remarks
Roof	Shingle	See remarks	Shingle
Remodelled			Electrical, Furnace, Kitchen, Other re
Features	Heat recovery ventilator, High-Efficiency Furnace	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air conditioning wall unit, High-Efficiency Furnace, Laundry
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Garage door opener, Refrigerator, Stove, Washer,
Parking	No Garage	Rear Drive Access	Single Detached, Garage door opener, Oversized, Recreational
Lot Shape		Normal	
Frontage		25 SF	39 SF
Depth		94 SF	100 SF
Site Influence	Back Lane, Paved Lane, Paved Street, Playground Nearby,	Golf Nearby, Back Lane, Park/reserve, Playground	Fenced, Vegetable Garden, Back Lane, 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	\$0.00/ 0	\$1,795.87/ 24	\$1,711.81/2024
List Price	\$449,900	\$169,900	\$184,900
List Price/SF	\$510.67	\$184.67	\$256.09
Sold Price	\$464,900	\$157,000	\$175,000
Sold Price/SF	\$527.70	\$170.65	\$242.38
Sell/List Ratio	103.3%	92.4%	94.6%
DOM	22	14	68



Status	Sold	Sold	Sold
MLS® #	202426767	202425869	202426173
Area/Neighbr	5D/Brooklands	5D/Brooklands	5D/Weston
Address	1857 Alexander Avenue	1814 Elgin Avenue W	726 Pacific Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1921	OL / 1903	OL / 1953
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	694 SF	1190 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: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Partial	Partial	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Other remarks, Roof Cover	Furnace, Other remarks	
Features		Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Refrigerator, Stove		Dryer, Garage door opener, Garage door opener remote(s),
Parking	No Garage, Rear Drive Access	Heated, Insulated garage door, Insulated, 240 Volt Wiring	Double Detached
Lot Shape	Normal		
Frontage	25 SF	25 SF	40 SF
Depth	94 SF		112 SF
Site Influence	Back Lane, Paved Street, Shopping Nearby, Public	Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Back Lane, Paved 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	\$1,415.51/2024	\$852.70/ 24	\$2,574.23/2024
List Price	\$140,000	\$229,900	\$209,900
List Price/SF	\$201.73	\$193.19	\$273.31
Sold Price	\$138,000	\$215,000	\$200,000
Sold Price/SF	\$198.85	\$180.67	\$260.42
Sell/List Ratio	98.6%	93.5%	95.3%
DOM	54	63	62



Status	Sold	Sold	Sold
MLS® #	202426130	202424260	202514256
Area/Neighbr	5D/Weston	5D/Weston	5E/Deer Lodge
Address	1427 Elgin Avenue	1843 Legion Avenue	276 Sackville Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1923	/ 1954	/ 1940
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	607 SF	728 SF	804 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: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	3/4	3/4	Full
Construction	Wood Frame		Wood Frame
Exterior	Vinyl	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Cork, Laminate, Vinyl	Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Furnace, Kitchen, Roof C
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included		Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Single Detached	Single Detached	Front Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	49 SF	38 SF	0 SF
Depth	103 SF	99 SF	0 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Back Lane, 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	\$1,859.47/2023	\$2,128.36/2024	\$3,531.98/ 25
List Price	\$229,900	\$199,900	\$349,900
List Price/SF	\$378.75	\$274.59	\$435.20
Sold Price	\$229,000	\$183,000	\$386,000
Sold Price/SF	\$377.27	\$251.37	\$480.10
Sell/List Ratio	99.6%	91.5%	110.3%
DOM	64	68	5



Status	Sold	Sold	Sold
MLS® #	202513769	202512970	202511520
Area/Neighbr	5E/Deer Lodge	5E/St James	5E/Deer Lodge
Address	331 Albany Street	423 Linwood Street	349 Guildford Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1953	/ 1952	OL / 1950
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	1167 SF	1082 SF	1250 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: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco, Vinyl
Fireplace(s)	Brick Facing		
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Furnace, Roof Coverings	Bathroom, Flooring, Furnace, Other
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Cook Top, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dryer, Freezer, Garage door opener, Microwave, Refrigerator,	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Garage door	Dishwasher, Dryer, Garage door opener remote(s), Microwave,
Parking	Single Detached	Double Detached, Garage door opener, Insulated, Rear Drive	Double Detached, Front Drive Access, Garage door opener,
Lot Shape		Normal	
Frontage	50 SF	50 SF	0 SF
Depth	100 SF	100 SF	0 SF
Site Influence	Creek, Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Flat Site, Golf Nearby, Back Lane, Paved Street, 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	\$3,703.60/ 24	\$1,817.00/2025	\$4,520.26/2024
List Price	\$359,900	\$399,900	\$399,900
List Price/SF	\$308.40	\$369.59	\$319.92
Sold Price	\$435,000	\$428,000	\$398,000
Sold Price/SF	\$372.75	\$395.56	\$318.40
Sell/List Ratio	120.9%	107.0%	99.5%
DOM	7	2	11



Status	Sold	Sold	Sold
MLS® #	202510037	202510868	202510762
Area/Neighbr	5E/St James	5E/Deer Lodge	5E/Bruce Park
Address	222 Inglewood Street	446 Winchester Street	174 Parkview Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1918	OL / 1953	OL / 1925
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	1134 SF	1130 SF	960 SF
Fin Basement	0.00 M2/0 SF	83.61 M2/900 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
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	Concrete
Exterior	Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)			Direct vent
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Roof Coverings	Bathroom, Furnace, Other remarks,	
Features	Air conditioning wall unit, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Carport, Plug-In, Rear Drive Access	Front Drive Access, Parking Pad, Paved Driveway	Single Detached
Lot Shape	Normal		Normal
Frontage	37 SF	50 SF	0 SF
Depth	101 SF	120 SF	0 SF
Site Influence	Flat Site, Back Lane, Low maintenance landscaped,	Creek, Fenced, Golf Nearby, Landscaped deck, Park/reserve,	Fenced, Landscape, Landscaped patio, Playground Nearby, Forced Air
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	\$2,318.54/2024	\$3,658.85/ 24	\$3,200.19/ 24
List Price	\$229,000	\$374,900	\$349,900
List Price/SF	\$201.94	\$331.77	\$364.48
Sold Price	\$275,000	\$464,100	\$400,000
Sold Price/SF	\$242.50	\$410.71	\$416.67
Sell/List Ratio	120.1%	123.8%	114.3%
DOM	7	6	1



Status	Sold	Sold	Sold
MLS® #	202503320	202510142	202509777
Area/Neighbr	5E/Deer Lodge	5E/St James	5E/St James
Address	421 Winchester Street	323 Berry Street	385 Amherst Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1952	OL / 1918	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	One and a Half
Living Area	962 SF	1103 SF	1309 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: 2 TBD: 4
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	
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, E		Roof Coverings
Features		Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	Patio
Gds Included	Dryer, Refrigerator, Stove, Washer	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,	
Parking	Double Detached	Double Detached, Carport	Front Drive Access
Lot Shape		Normal	Normal
Frontage	50 SF	33 SF	50 SF
Depth	120 SF		94 SF
Site Influence	Fenced, Golf Nearby	Fenced, Landscaped deck, Paved Street	Fenced, Golf Nearby, Paved Lane, 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	\$3,457.49/2024	\$2,335.02/ 24	\$3,099.50/ 24
List Price	\$429,900	\$309,900	\$249,900
List Price/SF	\$446.88	\$280.96	\$190.91
Sold Price	\$430,000	\$320,700	\$231,250
Sold Price/SF	\$446.99	\$290.75	\$176.66
Sell/List Ratio	100.0%	103.5%	92.5%
DOM	12	22	15



Status	Sold	Sold	Sold
MLS® #	202509453	202508218	202509184
Area/Neighbr	5E/Bruce Park	5E/Bruce Park	5E/Deer Lodge
Address	26 Deer Lodge Place	193 Cavell Drive	334 Woodlawn Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1963	OL / 1914	OL / 1942
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and Three Quarters	One and a Half
Living Area	1200 SF	1510 SF	1307 SF
Fin Basement		0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Crawl space, Full	Full
Construction		Wood Frame	
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)	Brick Facing	Insert	
Fireplace Fuel	Gas	Electric	
Flooring	Wall-to-wall carpet, Tile, Vinyl	Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Windows		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Smoke	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Single Detached, Front Drive Access	Single Detached
Lot Shape		Normal	
Frontage	0 SF	40 SF	50 SF
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street,	Fenced, Back Lane, Paved Lane, Landscaped deck, Shopping	Fenced, Golf Nearby, Back Lane, Playground Nearby,
Heating	Forced Air	Baseboard, 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	\$4,990.11/ 24	\$3,723.60/ 24	\$3,535.80/2024
List Price	\$399,900	\$349,000	\$369,900
List Price/SF	\$333.25	\$231.13	\$283.01
Sold Price	\$528,000	\$335,000	\$400,334
Sold Price/SF	\$440.00	\$221.85	\$306.30
Sell/List Ratio	132.0%	96.0%	108.2%
DOM	7	16	5



Status	Sold	Sold	Sold
MLS® #	202509194	202508436	202508075
Area/Neighbr	5E/St James	5E/St James	5E/St James
Address	111 Garden Road	384 Hampton Street	416 King Edward Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1986	OL / 1918
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Bi-Level	One and a Half
Living Area	1407 SF	920 SF	1312 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: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Partial
Construction			
Exterior	Stucco, Wood Siding	Brick, Stucco, Wood Shingle	Vinyl
Fireplace(s)	Insert		
Fireplace Fuel	Gas		
Flooring	Wood	Vinyl, Vinyl Plank	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Exterior, Flooring, Furnace		Bathroom, Electrical, Exterior, Flooring
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Laundry - Main Floor, Microwave built in,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Attached, Tandem Garage, Breezeway, Heated,	Carport, Rear Drive Access	Rear Drive Access
Lot Shape	Normal		
Frontage	50 SF	30 SF	45 SF
Depth	106 SF	0 SF	105 SF
Site Influence	Fenced, Private Yard, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscape, Park/reserve,	Fenced, Back Lane, Landscape, Landscaped patio, 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	\$4,170.26/ 24	\$3,463.92/2024	\$2,492.83/ 24
List Price	\$449,900	\$299,900	\$289,900
List Price/SF	\$319.76	\$325.98	\$220.96
Sold Price	\$489,111	\$400,000	\$343,000
Sold Price/SF	\$347.63	\$434.78	\$261.43
Sell/List Ratio	108.7%	133.4%	118.3%
DOM	6	11	7



Status	Sold	Sold	Sold
MLS® #	202508465	202508300	202507531
Area/Neighbr	5E/St James	5E/St James	5E/Deer Lodge
Address	374 Inglewood Street	357 Marjorie Street	343 Winchester Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1949	OL / 1925
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	1303 SF	900 SF	872 SF
Fin Basement	92.90 M2/1,000 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 2 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	Stone, Stucco, Wood Siding	Vinyl	Stucco
Fireplace(s)	Heatilator/Fan	Other - See remarks	
Fireplace Fuel	Electric	See remarks	
Flooring	Vinyl Plank	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Window	Basement, Flooring, Furnace	Other remarks
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Hood Fan,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage
Parking	Double Attached	Single Detached, Parking Pad	Double Detached, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	50 SF	48 SF	50 SF
Depth	100 SF	93 SF	120 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Landscape, Park/reserve,	Fenced, Vegetable Garden, Landscape, Paved Street,	Back Lane, Landscaped deck, 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	\$4,117.52/2024	\$3,312.32/2024	\$3,826.66/ 24
List Price	\$349,900	\$299,999	\$324,900
List Price/SF	\$268.53	\$333.33	\$372.59
Sold Price	\$463,000	\$357,100	\$423,000
Sold Price/SF	\$355.33	\$396.78	\$485.09
Sell/List Ratio	132.3%	119.0%	130.2%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202508204	202508217	202507802
Area/Neighbr	5E/St James	5E/St James	5E/St James
Address	378 Hampton Street	407 King Edward Street	223 Inglewood Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1918	/ 1912	OL / 1927
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	One and a Half
Living Area	1142 SF	884 SF	1145 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: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N
Basement	Half basement	Partial	Partial
Construction	Wood Frame		
Exterior	Cedar, Wood Siding	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	High-Efficiency Furnace, Laundry - Main Floor, No Smoking Home,	Air Conditioning-Central, Deck, Sump Pump, Sunroom
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window A/C	Dishwasher, Dryer, Refrigerator, See remarks, Stove, Washer
Parking	Parking Pad	Single Detached, Rear Drive Access	Parking Pad
Lot Shape			
Frontage	30 SF	0 SF	0 SF
Depth	93 SF	0 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Landscaped patio, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Landscaped deck, 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	\$3,117.12/2024	\$2,156.83/2024	\$3,780.40/ 24
List Price	\$284,900	\$219,900	\$279,900
List Price/SF	\$249.47	\$248.76	\$244.45
Sold Price	\$351,000	\$240,000	\$310,000
Sold Price/SF	\$307.36	\$271.49	\$270.74
Sell/List Ratio	123.2%	109.1%	110.8%
DOM	8	8	8



Status	Sold	Sold	Sold
MLS® #	202507827	202506067	202507303
Area/Neighbr	5E/St James	5E/St James	5E/Bruce Park
Address	415 Roseberry Street	308 Parkview Street	134 Collegiate Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1918	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and Three Quarters	One and a Half
Living Area	680 SF	1417 SF	1051 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: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	3/4, Partial	Full	Partial
Construction	Concrete	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Furnace, Insulation	
Features	Deck, Smoke Detectors	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air conditioning wall unit, Main floor full bathroom, No Smoking
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Washer,	Bar Fridge, Blinds, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
Parking	No Garage, None	Rear Drive Access	Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	26 SF		25 SF
Depth	108 SF		108 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Lane, Playground	Vegetable Garden, Back Lane, Paved Lane, Park/reserve, Paved	Back Lane, Landscaped deck, Playground Nearby, Shopping
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	\$2,779.56/ 24	\$2,578.96/ 24	\$2,578.96/2024
List Price	\$209,900	\$274,900	\$239,900
List Price/SF	\$308.68	\$194.00	\$228.26
Sold Price	\$240,000	\$320,000	\$300,000
Sold Price/SF	\$352.94	\$225.83	\$285.44
Sell/List Ratio	114.3%	116.4%	125.1%
DOM	7	5	7



Status	Sold	Sold	Sold
MLS® #	202507094	202506489	202507002
Area/Neighbr	5E/Bruce Park	5E/St James	5E/Deer Lodge
Address	244 Sackville Street	349 Hampton Street	223 Winchester Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1940	OL / 1948	OL / 1922
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	1055 SF	955 SF	1210 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: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space, Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl Plank, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Basement, Bathroom, Floo		Basement
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached, Front Drive Access, Garage door opener	Rear Drive Access	Double Detached, Rear Drive Access
Lot Shape	Normal		Normal
Frontage	50 SF	48 SF	50 SF
Depth	94 SF	135 SF	120 SF
Site Influence	Creek, Fenced, Landscaped deck, Playground Nearby,	Fenced, Back Lane, Shopping Nearby, Public Transportation	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	\$3,602.63/ 24	\$3,192.05/2024	\$3,479.86/ 24
List Price	\$349,900	\$335,000	\$349,900
List Price/SF	\$331.66	\$350.79	\$289.17
Sold Price	\$420,000	\$330,000	\$349,900
Sold Price/SF	\$398.10	\$345.55	\$289.17
Sell/List Ratio	120.0%	98.5%	100.0%
DOM	7	9	14



Status	Sold	Sold	Sold
MLS® #	202507112	202506608	202506367
Area/Neighbr	5E/St James	5E/St James	5E/Deer Lodge
Address	223 Roseberry Street	297 Roseberry Street	317 Mandeville Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1913	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	1296 SF	1720 SF	1073 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: 0 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Aluminum Siding, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wall-to-wall carpet, Laminate, Tile	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Electrical, Furnace, Plumbing, Roof !
Features	Bar dry, Deck	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace
Gds Included	Blinds, Dryer, Garage door opener, Microwave, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Dishwasher, Dryer, Play structure,
Parking	Single Detached	Single Detached	Single Detached
Lot Shape		Normal	Normal
Frontage	50 SF	25 SF	50 SF
Depth	108 SF	108 SF	98 SF
Site Influence	Fenced	Fenced, Back Lane, Paved Lane, Landscape, Paved Street,	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	\$3,580.55/2025	\$2,970.50/2024	\$3,793.10/2024
List Price	\$299,900	\$369,900	\$299,900
List Price/SF	\$231.40	\$215.06	\$279.50
Sold Price	\$270,000	\$369,900	\$380,000
Sold Price/SF	\$208.33	\$215.06	\$354.15
Sell/List Ratio	90.0%	100.0%	126.7%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202506254	202506411	202505427
Area/Neighbr	5E/Deer Lodge	5E/Bruce Park	5E/St James
Address	422 Truro Street	109 Riverbend Crescent	277 Hampton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1946	/ 1918
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and Three Quarters
Living Area	784 SF	783 SF	1613 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: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	3/4
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Other-Remarks, Stucco	Aluminum Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Windows		Completely, Flooring
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer		Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	EV Charging Station, Parking Pad, Plug-In, Rear Drive Access	Single Attached	Double Detached, Garage door opener
Lot Shape	Normal		Normal
Frontage	30 SF	50 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Golf Nearby, Back Lane, Landscape, Playground	Fenced, Shopping Nearby, Public Transportation	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	\$3,252.24/ 24	\$2,607.27/ 24	\$3,540.70/ 24
List Price	\$275,000	\$199,900	\$349,900
List Price/SF	\$350.77	\$255.30	\$216.92
Sold Price	\$320,000	\$240,000	\$349,900
Sold Price/SF	\$408.16	\$306.51	\$216.92
Sell/List Ratio	116.4%	120.1%	100.0%
DOM	9	5	6



Status	Sold	Sold	Sold
MLS® #	202504980	202504469	202504208
Area/Neighbr	5E/St James	5E/Deer Lodge	5E/St James
Address	409 Collegiate Street	416 Conway Street	234 Hampton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1950	OL / 1918
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	One and a Half
Living Area	715 SF	1225 SF	1236 SF
Fin Basement	0.00 M2/0 SF	41.34 M2/445 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: 1 EN: N
Basement	Crawl space, None	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Stucco
Fireplace(s)		Free-standing, Heatilator/Fan	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Other remarks, Roof Cover	Electrical, Furnace, Garage, Other re
Features	Workshop	Air Conditioning-Central, Deck, Garburator, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included		Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dryer, Garage door opener, Refrigerator, Stove, Washer,
Parking	Double Detached, Oversized, Other remarks, Parking Pad,	Double Detached	Single Detached, Rear Drive Access
Lot Shape		Normal	
Frontage	50 SF	50 SF	33 SF
Depth	107 SF	112 SF	96 SF
Site Influence	Flat Site, Back Lane, Paved Street, Playground Nearby,	Corner, Fenced, Golf Nearby, Back Lane, Landscaped deck,	Fenced, Golf Nearby, Back Lane, Landscaped deck,
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	\$2,372.35/2024	\$3,773.12/2024	\$2,576.33/ 24
List Price	\$249,900	\$339,900	\$208,900
List Price/SF	\$349.51	\$277.47	\$169.01
Sold Price	\$258,900	\$335,000	\$250,000
Sold Price/SF	\$362.10	\$273.47	\$202.27
Sell/List Ratio	103.6%	98.6%	119.7%
DOM	1	6	7



Status	Sold	Sold	Sold
MLS® #	202504260	202504006	202411262
Area/Neighbr	5E/Deer Lodge	5E/Deer Lodge	5E/St James
Address	305 Sharp Boulevard	376 Sackville Street	1763 Assiniboine Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1948	OL / 1982	OL / 1946
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	1102 SF	1299 SF	1296 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: 1 HB: 2 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone, Stucco	Brick, Stucco	Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Completely, Exterior, Furi		Basement, Flooring, Kitchen, Other r
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, Main floor full bathroom, No Pet
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Microwave,
Parking	Single Attached, Front Drive Access, Oversized	Single Attached, Front & Rear Drive Access, Garage door	Single Detached
Lot Shape			Normal
Frontage	50 SF	0 SF	44 SF
Depth	127 SF	0 SF	128 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Paved Street,	Golf Nearby, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, 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	\$3,837.84/2024	\$4,688.06/ 24	\$4,268.78/ 23
List Price	\$379,900	\$399,900	\$379,900
List Price/SF	\$344.74	\$307.85	\$293.13
Sold Price	\$436,500	\$465,000	\$455,500
Sold Price/SF	\$396.10	\$357.97	\$351.47
Sell/List Ratio	114.9%	116.3%	119.9%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202504054	202503909	202503266
Area/Neighbr	5E/St James	5E/St James	5E/Deer Lodge
Address	352 Parkview Street	401 Moorgate Street	351 Winchester Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 1949	OL / 1940
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 a Half
Living Area	900 SF	1069 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: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone	Stucco, Vinyl	Stucco
Fireplace(s)			Free-standing
Fireplace Fuel			Gas
Flooring	Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom		Furnace, Kitchen, Roof Coverings, V
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Ceiling Fan, Closet Organizers,
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Parking	Double Detached, Garage door opener, Rear Drive Access	Front Drive Access, Paved Driveway	Double Detached, Oversized
Lot Shape	Normal		Normal
Frontage	25 SF	50 SF	49 SF
Depth	108 SF	112 SF	119 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street,	Golf Nearby, 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	\$3,529.85/ 24	\$3,658.85/2024	\$4,270.93/2024
List Price	\$429,900	\$339,900	\$450,000
List Price/SF	\$477.67	\$317.96	\$304.26
Sold Price	\$416,000	\$413,000	\$450,000
Sold Price/SF	\$462.22	\$386.34	\$304.26
Sell/List Ratio	96.8%	121.5%	100.0%
DOM	32	9	0



Status	Sold	Sold	Sold
MLS® #	202503124	202502896	202502428
Area/Neighbr	5E/Deer Lodge	5E/St James	5E/St James
Address	410 Moorgate Street	233 Hampton Street	242 Rutland Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1949	OL / 1914	OL / 1918
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	1074 SF	1115 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: 3	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	Half basement
Construction	Wood Frame	Wood Frame	
Exterior	Other-Remarks, Stucco	Wood Siding	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, See remarks, Vir	Laminate, Vinyl	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Other remarks,		Bathroom, Kitchen, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Porch	Laundry - Main Floor, Microwave built in, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Refrigerator, Stove, Window Coverings	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access, Paved Driveway	Single Detached	Single Detached
Lot Shape			
Frontage	49 SF	0 SF	25 SF
Depth	112 SF	0 SF	0 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Landscaped patio,	Fenced, Back Lane, Landscaped deck, Park/reserve, Paved	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	\$3,591.73/2024	\$3,040.00/ 24	\$2,441.51/ 24
List Price	\$339,900	\$249,900	\$239,900
List Price/SF	\$316.48	\$224.13	\$238.00
Sold Price	\$383,410	\$266,000	\$311,000
Sold Price/SF	\$356.99	\$238.57	\$308.53
Sell/List Ratio	112.8%	106.4%	129.6%
DOM	7	2	8



Status	Sold	Sold	Sold
MLS® #	202502590	202502512	202501993
Area/Neighbr	5E/Deer Lodge	5E/St James	5E/Deer Lodge
Address	314 Moorgate Street	216 King Edward Street	251 Amherst Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1987	OL / 1942
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bi-Level	Bungalow
Living Area	1020 SF	780 SF	862 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 0 TBD: 3	BDA: 3 TBD: 3
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	Stucco	Stucco, Vinyl	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Laminate	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen	Bathroom, Kitchen, Roof Coverings	Bathroom, Flooring, Kitchen, Other r
Features	Air Conditioning-Central, Bar dry, Closet Organizers, Deck, Dog	Air Conditioning-Central, No Pet Home, No Smoking Home,	Air Conditioning-Central, Sunroom
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Front Drive Access, Parking Pad, Paved Driveway	Double Detached	Single Detached
Lot Shape	Normal	Normal	
Frontage	50 SF	25 SF	
Depth	111 SF	105 SF	
Site Influence	Fenced, Vegetable Garden, Back Lane, Landscape, Paved Street,	Fenced, Back Lane, Low maintenance landscaped,	Back Lane, Landscaped deck, Public Transportation
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	\$3,681.23/ 24	\$3,350.86/ 24	\$3,233.75/ 24
List Price	\$329,900	\$344,900	\$319,900
List Price/SF	\$323.43	\$442.18	\$371.11
Sold Price	\$329,900	\$340,000	\$358,000
Sold Price/SF	\$323.43	\$435.90	\$415.31
Sell/List Ratio	100.0%	98.6%	111.9%
DOM	9	11	8



Status	Sold	Sold	Sold
MLS® #	202501946	202501637	202501725
Area/Neighbr	5E/St James	5E/St James	5E/St James
Address	286 Parkview Street	353 Berry Street	222 Berry Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1918	/ 1914	OL / 1945
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	957 SF	1080 SF	775 SF
Fin Basement	0.00 M2/0 SF	74.32 M2/800 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Vinyl
Fireplace(s)		Heatilator/Fan	
Fireplace Fuel		Electric	
Flooring	Laminate, Tile, Vinyl	Tile, Vinyl Plank	Vinyl, Wood
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Flooring, Furnac	Bathroom, Flooring, Furnace, Kitche	Basement, Electrical, Flooring, Furn:
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, Hood Fan, Laundry - Main Floor,	
Gds Included	Blinds, Dishwasher, Dryer, Storage Shed, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Single Detached	Parking Pad, Rear Drive Access	Double Detached
Lot Shape			Normal
Frontage	25 SF	33 SF	50 SF
Depth	108 SF	137 SF	130 SF
Site Influence	Fenced, Private Yard	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Vegetable Garden, 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	\$2,345.42/ 24	\$2,701.68/2024	\$3,189.00/ 22
List Price	\$229,900	\$299,900	\$299,900
List Price/SF	\$240.23	\$277.69	\$386.97
Sold Price	\$300,000	\$395,177	\$355,222
Sold Price/SF	\$313.48	\$365.90	\$458.35
Sell/List Ratio	130.5%	131.8%	118.4%
DOM	7	8	7



Status	Sold	Sold	Sold
MLS® #	202501686	202501656	202501214
Area/Neighbr	5E/St James	5E/St James	5E/St James
Address	380 Ferry Road	292 Queen Street	467 Parkview Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1918	OL / 1908	/ 1954
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	675 SF	835 SF	902 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	3/4	Partial	Full
Construction			
Exterior	Aluminum Siding	Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate	Vinyl Plank, Wood
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Electrical, Flo
Features	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,	Laundry - Main Floor, Main floor full bathroom, No Smoking Home	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer	Dryer, Freezer, Refrigerator, Stove, Washer
Parking	Single Detached	Single Detached, Parking Pad, Rear Drive Access	Double Detached
Lot Shape			
Frontage	28 SF	0 SF	
Depth	99 SF	0 SF	
Site Influence	Fenced, Golf Nearby, Back Lane, Park/reserve, Playground	Back Lane, Paved Street, Playground Nearby, Shopping	Fenced, 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	\$2,129.96/2025	\$1,787.66/ 24	\$3,397.00/ 24
List Price	\$198,000	\$179,900	\$389,900
List Price/SF	\$293.33	\$215.45	\$432.26
Sold Price	\$190,000	\$165,000	\$387,500
Sold Price/SF	\$281.48	\$197.60	\$429.60
Sell/List Ratio	96.0%	91.7%	99.4%
DOM	3	6	18



Status	Sold	Sold	Sold
MLS® #	202501018	202500805	202500556
Area/Neighbr	5E/St James	5E/St James	5E/St James
Address	286 Inglewood Street	282 Hampton Street	427 Brooklyn Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1918	OL / 1915	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and Three Quarters	One and a Half
Living Area	700 SF	1320 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: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Partial	Full	Full
Construction	Wood Frame		
Exterior	Vinyl	Other-Remarks, Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks, Roof Cover		Bathroom
Features	High-Efficiency Furnace, No Smoking Home	Air Conditioning-Central, Closet Organizers, Deck, Hood Fan, No	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Microwave, Storage Shed, Stove, Washer, Window
Parking	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access	Single Detached, Parking Pad
Lot Shape	Normal		
Frontage	25 SF	0 SF	0 SF
Depth	101 SF	0 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped patio, Park/reserve, Paved	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Golf Nearby, Back 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	\$2,664.77/2024	\$3,450.88/ 24	\$3,300.87/ 24
List Price	\$209,900	\$324,900	\$339,900
List Price/SF	\$299.86	\$246.14	\$303.48
Sold Price	\$200,500	\$334,000	\$382,000
Sold Price/SF	\$286.43	\$253.03	\$341.07
Sell/List Ratio	95.5%	102.8%	112.4%
DOM	12	15	9



Status	Sold	Sold	Sold
MLS® #	202500253	202428332	202427979
Area/Neighbr	5E/St James	5E/Deer Lodge	5E/Deer Lodge
Address	257 Brooklyn Street	260 Inglewood Street	389 Guildford Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	OL / 1918	OL / 1950
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	1534 SF	1125 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: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	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, Vinyl	Vinyl	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Vinyl, Wood	Vinyl, Vinyl Plank, Wood
Foundation	Concrete, Piled	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Furnace, Other remarks, R
Features	Air Conditioning-Central, Central Exhaust, Engineered Floor Joist,	Deck, High-Efficiency Furnace, Hood Fan, Hot Tub, Laundry -	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included		Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Rear Drive Access	No Garage, Parking Pad, Plug-In, Rear Drive Access	Single Detached
Lot Shape	Normal		Normal
Frontage	25 SF		50 SF
Depth			0 SF
Site Influence	Golf Nearby, Back Lane, Shopping Nearby, Public	Shopping Nearby, Public Transportation	Fenced, Paved Lane, 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	\$0.00/2023	\$3,262.60/2024	\$4,173.45/ 24
List Price	\$449,000	\$349,900	\$409,900
List Price/SF	\$292.70	\$311.02	\$324.54
Sold Price	\$445,000	\$342,000	\$400,000
Sold Price/SF	\$290.09	\$304.00	\$316.71
Sell/List Ratio	99.1%	97.7%	97.6%
DOM	19	10	35



Status	Sold	Sold	Sold
MLS® #	202427752	202425759	202425653
Area/Neighbr	5E/Deer Lodge	5E/Bruce Park	5E/St James
Address	310 Overdale Street	234 Albany Street	244 Rutland Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1930	OL / 1918	/ 2022
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bi-Level
Living Area	2270 SF	736 SF	972 SF
Fin Basement		19.23 M2/207 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Stucco, Wood Siding	Other-Remarks
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate	See remarks
Foundation	Stone	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Main floor full bathroom	Air Conditioning-Central	
Gds Included	Dishwasher, Refrigerator, Stove, Window Coverings	Dishwasher, Dryer, Refrigerator, Washer	
Parking	Rear Drive Access	Rear Drive Access	Other remarks
Lot Shape		Normal	Normal
Frontage	100 SF	25 SF	25 SF
Depth	120 SF	107 SF	101 SF
Site Influence	Corner, Paved Lane	Fenced, Paved Lane, Paved Street, Playground Nearby,	Other/remarks
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	\$3,514.12/ 24	\$2,858.63/2024	\$0.00/2024
List Price	\$494,900	\$254,900	\$398,900
List Price/SF	\$218.02	\$346.33	\$410.39
Sold Price	\$480,000	\$245,000	\$420,000
Sold Price/SF	\$211.45	\$332.88	\$432.10
Sell/List Ratio	97.0%	96.1%	105.3%
DOM	44	51	53



Status	Sold	Sold	Sold
MLS® #	202425432	202422295	202513393
Area/Neighbr	5E/St James	5E/St James	5E/St James
Address	354 Kensington Street	200 Parkview Street	374 King Edward Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1995	OL / 1940
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	742 SF	1400 SF	746 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: 1 HB: 2 EN: N	FB: 1 HB: 0 EN: N
Basement	Partial	Full	Partial
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, See remarks, Vir	Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Not known
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Flooring, Kitchen		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Balcony - One, Closet Organizers,	Deck, High-Efficiency Furnace, Main floor full bathroom
Gds Included	Dryer, Refrigerator, See remarks, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer
Parking	Rear Drive Access	Double Attached, Garage door opener, Insulated	Parking Pad, Rear Drive Access
Lot Shape	Normal		
Frontage	0 SF	25 SF	0 SF
Depth	0 SF	115 SF	0 SF
Site Influence	Fenced, Landscape, Shopping Nearby, Public Transportation	Corner, Fenced, Back Lane, Paved Lane, Low maintenance	Fenced, Flat Site, Fruit Trees/Shrubs, Vegetable Garden
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	\$2,041.98/2024	\$4,261.40/ 24	\$2,553.14/ 24
List Price	\$184,000	\$424,900	\$249,900
List Price/SF	\$247.98	\$303.50	\$334.99
Sold Price	\$165,000	\$380,000	\$249,900
Sold Price/SF	\$222.37	\$271.43	\$334.99
Sell/List Ratio	89.7%	89.4%	100.0%
DOM	156	94	1



Status	Sold	Sold	Sold
MLS® #	202513577	202513325	202510133
Area/Neighbr	5F/Jameswood	5F/Silver Heights	5F/Silver Heights
Address	66 Braintree Crescent	1 HIND Avenue	324 Rita Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1951	/ 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1092 SF	1120 SF	1267 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	97.55 M2/1,050 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 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	Slab	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Brick	Stone, Stucco, Wood Siding
Fireplace(s)		Stone	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings	Basement, Bathroom, Kitchen, Plum	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, Hood Fan, Main floor full
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access	Double Attached	Single Attached, Double Detached, Front & Rear Drive
Lot Shape	Normal		
Frontage	60 SF	68 SF	60 SF
Depth	99 SF	93 SF	120 SF
Site Influence	Fenced, Golf Nearby, No Back Lane, Park/reserve, Shopping	Fenced, Golf Nearby, No Back Lane, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Back 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	\$3,627.67/2024	\$4,785.16/ 24	\$4,313.06/2024
List Price	\$299,900	\$419,900	\$399,900
List Price/SF	\$274.63	\$374.91	\$315.63
Sold Price	\$362,800	\$492,000	\$475,000
Sold Price/SF	\$332.23	\$439.29	\$374.90
Sell/List Ratio	121.0%	117.2%	118.8%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202513135	202511643	202507791
Area/Neighbr	5F/Silver Heights	5F/Grace Hospital	5F/Woodhaven
Address	34 Bruce Avenue	9 Meadowlark Place	44 Armour Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1954	OL / 1965	OL / 1956
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	1314 SF	2200 SF	1222 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: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco	Brick, Composite, Stucco	Stucco, Wood Siding
Fireplace(s)		Insert	Glass Door
Fireplace Fuel		Gas	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Cork, Wall-to-wall carpet, Laminate,	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Insulat	Other remarks, Roof Coverings	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Detached	Single Attached
Lot Shape	Normal	Normal	Pie Shaped
Frontage	60 SF	0 SF	
Depth	102 SF	0 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,	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	\$4,175.83/ 24	\$5,341.66/2024	\$4,454.92/ 24
List Price	\$398,900	\$549,900	\$479,900
List Price/SF	\$303.58	\$249.95	\$392.72
Sold Price	\$431,000	\$595,000	\$492,000
Sold Price/SF	\$328.01	\$270.45	\$402.62
Sell/List Ratio	108.0%	108.2%	102.5%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202511513	202511191	202511168
Area/Neighbr	5F/Silver Heights	5F/Jameswood	5F/Woodhaven
Address	42 fidler Avenue	57 Cornwall Boulevard	132 Glendale Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1953	OL / 1957	OL / 1920
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	1156 SF	937 SF	988 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: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete floor, Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Cedar
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, Laminate	Tile, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Kitchen
Features	No Pet Home, No Smoking Home	Air Conditioning-Central	Closet Organizers, Deck, Main floor full bathroom, Microwave
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access	Front Drive Access, Plug-In, Paved Driveway	Double Detached, Parking Pad
Lot Shape	Normal		
Frontage	60 SF	50 SF	0 SF
Depth	100 SF	101 SF	0 SF
Site Influence	Fruit Trees/Shrubs, Landscape, No Back Lane, Shopping	Fenced, Vegetable Garden, Golf Nearby, Landscaped patio, No	Creek, Vegetable Garden, 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	\$2,990.01/2024	\$3,491.05/2024	\$3,347.38/2025
List Price	\$274,800	\$309,900	\$319,900
List Price/SF	\$237.72	\$330.74	\$323.79
Sold Price	\$330,000	\$356,000	\$385,000
Sold Price/SF	\$285.47	\$379.94	\$389.68
Sell/List Ratio	120.1%	114.9%	120.4%
DOM	10	7	11



Status	Sold	Sold	Sold
MLS® #	202511094	202510907	202509192
Area/Neighbr	5F/Silver Heights	5F/Jameswood	5F/Silver Heights
Address	226 Lodge Avenue	9 Leicester Square	170 Garrioch Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	OL / 1957	OL / 1955
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1386 SF	1144 SF	1189 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: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	None	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled			Basement, Bathroom, Flooring, Kitch
Features	Air Conditioning-Central, Electronic Air Cleaner,	Air Conditioning-Central	
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dryer, Refrigerator, Storage Shed, Stove	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Carport, Front Drive Access, Recreational Vehicle	Parking Pad	Double Detached
Lot Shape	Irregular		
Frontage	50 SF	60 SF	60 SF
Depth	132 SF	0 SF	103 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, Landscape, No Through	Corner, Fenced, Golf Nearby, Playground Nearby, Shopping	Fenced, Flat Site, 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	\$4,274.14/2024	\$3,672.45/ 24	\$4,019.21/ 24
List Price	\$389,900	\$279,900	\$379,900
List Price/SF	\$281.31	\$244.67	\$319.51
Sold Price	\$400,000	\$325,000	\$400,000
Sold Price/SF	\$288.60	\$284.09	\$336.42
Sell/List Ratio	102.6%	116.1%	105.3%
DOM	10	6	7



Status	Sold	Sold	Sold
MLS® #	202510302	202510421	202510069
Area/Neighbr	5F/Jameswood	5F/Silver Heights	5F/Grace Hospital
Address	67 Cornwall Boulevard	105 Kane Avenue	471 Moray Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1958	/ 1951	OL / 1960
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	937 SF	1440 SF	1670 SF
Fin Basement	27.87 M2/300 SF	20.90 M2/225 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 6
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco, Wood Siding	Stone, Stucco, Vinyl
Fireplace(s)			Glass Door, Heatilator/Fan, Stone
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Kitchen, Other remarks	Bathroom, Electrical, Flooring, Kitchen
Features	Air Conditioning-Central	Air Conditioning-Central, No Pet Home, No Smoking Home,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dryer, Freezer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Front Drive Access, Plug-In, Paved Driveway	Single Attached, Front Drive Access, Garage door opener	Double Detached, Garage door opener, Parking Pad
Lot Shape		Normal	Normal
Frontage	52 SF	60 SF	50 SF
Depth	100 SF	90 SF	116 SF
Site Influence	Fenced, Landscaped deck, Park/reserve, Playground	Fenced, Landscaped patio, No Back Lane, Paved Street,	Fenced, Golf Nearby, Back 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	\$3,728.69/2024	\$3,862.60/ 24	\$4,520.26/2024
List Price	\$329,900	\$375,000	\$389,900
List Price/SF	\$352.08	\$260.42	\$233.47
Sold Price	\$385,000	\$401,222	\$470,000
Sold Price/SF	\$410.89	\$278.63	\$281.44
Sell/List Ratio	116.7%	107.0%	120.5%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202508733	202509559	202509695
Area/Neighbr	5F/Grace Hospital	5F/Silver Heights	5F/Jameswood
Address	243 Thompson Drive	203 Bruce Avenue	19 Cornwall Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1964	OL / 1954	/ 1957
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	1956 SF	936 SF	937 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: 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	Crawl space, Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)	Insert	Insert	Corner, Direct vent, Tile Facing
Fireplace Fuel	Electric	Electric	Gas
Flooring	See remarks, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche	Basement, Exterior	
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Main floor full bathroom,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Garage door opener	Double Detached	Single Detached, Oversized
Lot Shape	Normal		Normal
Frontage	54 SF	0 SF	50 SF
Depth	188 SF	0 SF	100 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Golf Nearby, Low maintenance landscaped, Paved Street,	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	\$5,012.28/ 24	\$3,907.34/2024	\$3,871.41/ 24
List Price	\$550,000	\$349,900	\$349,900
List Price/SF	\$281.19	\$373.82	\$373.43
Sold Price	\$625,000	\$426,000	\$385,000
Sold Price/SF	\$319.53	\$455.13	\$410.89
Sell/List Ratio	113.6%	121.7%	110.0%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202509669	202509611	202507763
Area/Neighbr	5F/Silver Heights	5F/Jameswood	5F/Grace Hospital
Address	266 Moray Street	231 Olive Street	10 Athlone Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1962	OL / 1955	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	1676 SF	904 SF	1176 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 6	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	None	Crawl space, Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco, Wood Siding	Wood Siding	Brick, Stucco
Fireplace(s)			
Fireplace Fuel	See remarks		
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete, Piled	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Main		Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See		Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Double Detached	Single Detached	Single Detached
Lot Shape			
Frontage	60 SF		62 SF
Depth	128 SF		109 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Street, Public	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool,	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	\$4,902.99/ 24	\$2,197.27/ 24	\$4,202.60/2024
List Price	\$355,000	\$225,000	\$419,900
List Price/SF	\$211.81	\$248.89	\$357.06
Sold Price	\$340,000	\$251,000	\$410,000
Sold Price/SF	\$202.86	\$277.65	\$348.64
Sell/List Ratio	95.8%	111.6%	97.6%
DOM	2	7	13



Status	Sold	Sold	Sold
MLS® #	202508771	202509264	202509153
Area/Neighbr	5F/Silver Heights	5F/Silver Heights	5F/Silver Heights
Address	137 Garrioch Avenue	450 Ainslie Street	303 Wallasey Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1965	OL / 1958	OL / 1997
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1313 SF	1233 SF	1200 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: 5
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)		Tile Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks, Roof Cover		
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central
Gds Included	Alarm system, Dishwasher, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached, Garage door opener	Single Detached	Double Attached
Lot Shape			Normal
Frontage	0 SF	58 SF	40 SF
Depth	0 SF		
Site Influence	Corner, Fenced, Landscaped patio, No Back Lane, Paved	Fenced, Golf Nearby, Landscaped deck, Paved Street,	Corner, Fenced, Flat Site, 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	\$4,315.31/2024	\$4,789.93/ 24	\$4,871.00/ 24
List Price	\$349,900	\$389,900	\$499,900
List Price/SF	\$266.49	\$316.22	\$416.58
Sold Price	\$400,000	\$415,000	\$500,000
Sold Price/SF	\$304.65	\$336.58	\$416.67
Sell/List Ratio	114.3%	106.4%	100.0%
DOM	7	7	1



Status	Sold	Sold	Sold
MLS® #	202508783	202508654	202508229
Area/Neighbr	5F/Grace Hospital	5F/Woodhaven	5F/Jameswood
Address	373 Harcourt Street	2736 Assiniboine Avenue	54 Bourkewood Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1940	OL / 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	766 SF	1370 SF	1144 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: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Slab
Construction	Wood Frame	Wood Frame	
Exterior	Other-Remarks, Stone, Wood Siding	Brick, Stucco, Vinyl	Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn	Basement, Bathroom, Kitchen, Othe	Bathroom, Flooring, Kitchen, Plumbi
Features	Air conditioning wall unit, Deck, Dog run fenced in,	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Play structure,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Parking Pad	Single Attached, Oversized	Front Drive Access
Lot Shape		Normal	
Frontage	55 SF	63 SF	60 SF
Depth	120 SF	0 SF	100 SF
Site Influence	Fenced	Fenced, Vegetable Garden, Landscaped patio, No Back	Corner, Fenced, Golf Nearby, 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	\$2,663.69/2021	\$4,781.39/ 24	\$3,515.80/ 24
List Price	\$349,900	\$699,900	\$339,900
List Price/SF	\$456.79	\$510.88	\$297.12
Sold Price	\$375,000	\$748,450	\$345,000
Sold Price/SF	\$489.56	\$546.31	\$301.57
Sell/List Ratio	107.2%	106.9%	101.5%
DOM	7	6	7



Status	Sold	Sold	Sold
MLS® #	202508361	202507530	202507159
Area/Neighbr	5F/Silver Heights	5F/Grace Hospital	5F/Grace Hospital
Address	23 Hind Avenue	54 Prairie View Road	110 Emerald Grove Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1951	OL / 1967	OL / 1967
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	1230 SF	1232 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: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stone, Stucco, Wood Siding	Stone, Stucco, Wood Siding
Fireplace(s)	Other - See remarks	Other - See remarks	Brick Facing
Fireplace Fuel	Electric	Wood	Wood
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Roof Coverings
Features	Air Conditioning-Central, Deck	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Garage door opener, Garage door opener remote(s), Single Attached
Parking	Parking Pad	Double Detached, Front & Rear Drive Access	
Lot Shape	Normal		Pie Shaped
Frontage	60 SF		53 SF
Depth	90 SF		0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Back Lane, Landscaped patio, Paved Street, Public	Fenced, No Back Lane
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	\$3,627.67/ 24	\$4,231.77/ 24	\$4,753.81/2024
List Price	\$349,900	\$389,900	\$429,900
List Price/SF	\$284.47	\$316.48	\$246.50
Sold Price	\$345,000	\$470,000	\$430,800
Sold Price/SF	\$280.49	\$381.49	\$247.02
Sell/List Ratio	98.6%	120.5%	100.2%
DOM	7	8	9



Status	Sold	Sold	Sold
MLS® #	202508098	202506969	202506070
Area/Neighbr	5F/Jameswood	5F/Woodhaven	5F/Woodhaven
Address	50 Paisley Place	119 Sunnyside Boulevard	27 Oakdean Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	/ 1920	/ 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1035 SF	1055 SF	1341 SF
Fin Basement	0.00 M2/0 SF	51.10 M2/550 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 2 EN: N
Basement	Slab	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Aluminum Siding, Stucco	Stucco, Vinyl
Fireplace(s)			Tile Facing
Fireplace Fuel			Electric, Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings, Windows		
Features	Air Conditioning-Central, Deck, Laundry - Main Floor	Ceiling Fan, High-Efficiency Furnace, Hood Fan, Main floor	Air Conditioning-Central, Deck, Garburator, Main floor full
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Front Drive Access, No Garage	Double Detached, Garage door opener, Rear Drive Access	Carport, Front Drive Access, No Garage
Lot Shape	Normal	Normal	Irregular
Frontage	54 SF	50 SF	60 SF
Depth	100 SF	160 SF	132 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Golf Nearby, Landscape, Landscaped patio,	Landscaped deck, Shopping Nearby, Public Transportation, 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	\$3,429.36/ 25	\$3,960.91/2024	\$4,746.37/2024
List Price	\$299,900	\$349,900	\$499,900
List Price/SF	\$289.76	\$331.66	\$372.78
Sold Price	\$361,000	\$349,900	\$505,000
Sold Price/SF	\$348.79	\$331.66	\$376.58
Sell/List Ratio	120.4%	100.0%	101.0%
DOM	11	9	8



Status	Sold	Sold	Sold
MLS® #	202506043	202504731	202507092
Area/Neighbr	5F/Grace Hospital	5F/Silver Heights	5F/Grace Hospital
Address	295 Booth Drive	452 Moray Street	38 Emerald Grove Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	/ 1960	OL / 1967
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1447 SF	1191 SF	1307 SF
Fin Basement	92.90 M2/1,000 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: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick & Siding	Stone, Stucco, Wood Siding	Stone, Stucco, Wood Siding
Fireplace(s)	Glass Door, Stone		Insert, Stone
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Furnace, Roof Coverings	Other remarks, Roof Coverings, Win	Basement, Completely, Flooring, Fu
Features	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Bar wet, Deck, Hood Fan, Humidifier,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Play structure, Refrigerator, Storage
Parking	Double Detached, Garage door opener, Insulated, Parking Pad,	Double Detached, Garage door opener, Rear Drive Access	Single Attached, Front Drive Access, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	60 SF	60 SF	0 SF
Depth	114 SF	128 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscaped patio, Paved Street,	Fenced, Landscape, Paved Street, Playground Nearby,	Fenced, Landscaped deck, 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	\$4,824.68/ 24	\$4,075.15/2024	\$4,612.13/2024
List Price	\$413,900	\$359,000	\$499,900
List Price/SF	\$286.04	\$301.43	\$382.48
Sold Price	\$467,000	\$412,000	\$560,387
Sold Price/SF	\$322.74	\$345.93	\$428.76
Sell/List Ratio	112.8%	114.8%	112.1%
DOM	7	8	7



Status	Sold	Sold	Sold
MLS® #	202506414	202500009	202505633
Area/Neighbr	5F/Grace Hospital	5F/Woodhaven	5F/Silver Heights
Address	236 Nightingale Road	159 Old Mill Road	79 Rowand Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1966	OL / 1960	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	1270 SF	1238 SF	1253 SF
Fin Basement	117.99 M2/1,270 SF	92.90 M2/1,000 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick & Siding, Stucco	Wood Siding	Stucco, Vinyl
Fireplace(s)	Glass Door, Heatilator/Fan, Insert		Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Exterior, Floor		
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Electronic Air	Ceiling Fan, Main floor full bathroom, Patio	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove,
Parking	Single Attached, Front Drive Access, Insulated, Oversized,	Single Detached, Breezeway, Carport, Paved Driveway	Single Detached, Front Drive Access
Lot Shape	Normal	Pie Shaped	
Frontage	55 SF		
Depth	120 SF		
Site Influence	Fenced, Landscaped patio, No Back Lane, Park/reserve,	Fenced, Vegetable Garden, Golf Nearby, Landscape, Playground	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	\$4,308.89/ 25	\$4,731.42/ 24	\$3,806.67/2024
List Price	\$479,900	\$379,900	\$389,900
List Price/SF	\$377.87	\$306.87	\$311.17
Sold Price	\$517,222	\$415,000	\$420,000
Sold Price/SF	\$407.26	\$335.22	\$335.20
Sell/List Ratio	107.8%	109.2%	107.7%
DOM	8	7	6



Status	Sold	Sold	Sold
MLS® #	202505820	202505643	202504292
Area/Neighbr	5F/Silver Heights	5F/Silver Heights	5F/Silver Heights
Address	245 Moray Street	149 Garrioch Avenue	256 Thompson Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	OL / 1955	OL / 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1446 SF	1137 SF	1938 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	70.61 M2/760 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 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	Brick & Siding	Stucco, Vinyl, Wood Siding	Brick & Siding, Stucco
Fireplace(s)			Brick Facing, Glass Door
Fireplace Fuel			Wood
Flooring	Laminate	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Other r		Basement, Bathroom, Kitchen, Roof
Features	Deck, High-Efficiency Furnace, Main floor full bathroom, No	Air Conditioning-Central, Deck, Main floor full bathroom,	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Bar Fridge, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Single Detached	Paved Driveway	Double Attached, Front Drive Access, Insulated, Paved
Lot Shape	Normal		Normal
Frontage	60 SF	0 SF	54 SF
Depth	116 SF	0 SF	155 SF
Site Influence	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscaped deck, No Through	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	\$4,668.06/ 24	\$3,850.22/ 24	\$5,616.38/ 24
List Price	\$399,900	\$379,900	\$578,900
List Price/SF	\$276.56	\$334.12	\$298.71
Sold Price	\$399,900	\$436,000	\$625,000
Sold Price/SF	\$276.56	\$383.47	\$322.50
Sell/List Ratio	100.0%	114.8%	108.0%
DOM	23	7	10



Status	Sold	Sold	Sold
MLS® #	202504643	202504407	202504381
Area/Neighbr	5F/Grace Hospital	5F/Silver Heights	5F/Silver Heights
Address	346 Nightingale Road	467 Ainslie Street	123 Lodge Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	OL / 1959	OL / 1951
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	1620 SF	1073 SF	1416 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: 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	Stone, Stucco, Wood Siding	Brick, Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche		
Features	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, Bar dry, Main floor full bathroom, Patio	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Detached, Front Drive Access	Carport
Lot Shape			
Frontage	55 SF		61 SF
Depth	119 SF		102 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, No Back	Landscaped patio, Public Transportation	Fenced, Golf Nearby, 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	\$4,699.24/ 24	\$3,940.91/ 24	\$3,925.49/ 24
List Price	\$499,900	\$324,900	\$389,900
List Price/SF	\$308.58	\$302.80	\$275.35
Sold Price	\$531,000	\$435,168	\$407,500
Sold Price/SF	\$327.78	\$405.56	\$287.78
Sell/List Ratio	106.2%	133.9%	104.5%
DOM	8	8	16



Status	Sold	Sold	Sold
MLS® #	202503636	202503545	202502864
Area/Neighbr	5F/Grace Hospital	5F/Silver Heights	5F/Silver Heights
Address	217 Athlone Drive	321 Ronald Street	45 Fidler Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1966	OL / 1962	OL / 1953
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1244 SF	1171 SF	1120 SF
Fin Basement	53.70 M2/578 SF	0.00 M2/0 SF	74.32 M2/800 SF
Bedrooms	BDA: 3 TBD: 4	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	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco, Wood Siding	Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Tar & Gravel	Shingle
Remodelled	Bathroom, Flooring, Furnace, Insulat		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Single Attached, Front Drive Access, Garage door opener,	Carport	Front Drive Access
Lot Shape		Normal	Normal
Frontage	60 SF	50 SF	48 SF
Depth	120 SF	167 SF	111 SF
Site Influence	Fenced, Landscape, Paved Street, Shopping Nearby, Public	Fenced, Low maintenance landscaped, Shopping Nearby,	Fenced, Golf Nearby, 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	\$4,701.63/2024	\$4,005.00/2024	\$3,566.65/ 24
List Price	\$449,900	\$384,900	\$329,900
List Price/SF	\$361.66	\$328.69	\$294.55
Sold Price	\$466,000	\$410,321	\$343,000
Sold Price/SF	\$374.60	\$350.40	\$306.25
Sell/List Ratio	103.6%	106.6%	104.0%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202503383	202502703	202502891
Area/Neighbr	5F/Jameswood	5F/Woodhaven	5F/Grace Hospital
Address	45 Silverwood Bay	185 Thompson Drive	274 Moray Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1920	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	1040 SF	616 SF	1249 SF
Fin Basement	0.00 M2/0 SF	16.72 M2/180 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Slab	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Vinyl	Stone, Stucco, Vinyl
Fireplace(s)			Other - See remarks
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet	Laminate, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Electrical, Exterior, Plumbing, Roof C	
Features	Air Conditioning-Central, Main floor full bathroom	Deck, Main floor full bathroom, Porch, Sump Pump	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dryer, Refrigerator, Storage Shed, Stove, TV Wall Mount,	Blinds, Dryer, Fridges - Two, Garage door opener, Garage
Parking	Front Drive Access	Single Detached, Other remarks	Single Attached
Lot Shape		Normal	Normal
Frontage	56 SF	50 SF	61 SF
Depth	95 SF	114 SF	
Site Influence	Fenced, Flat Site, Landscaped patio, Playground Nearby,	Fenced, Landscape, Landscaped deck, No Back Lane, Paved	Back Lane, Paved Lane, 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	\$3,573.93/2024	\$2,652.02/2024	\$4,126.85/ 24
List Price	\$299,999	\$259,000	\$349,900
List Price/SF	\$288.46	\$420.45	\$280.14
Sold Price	\$299,900	\$255,000	\$384,500
Sold Price/SF	\$288.37	\$413.96	\$307.85
Sell/List Ratio	100.0%	98.5%	109.9%
DOM	8	10	6



Status	Sold	Sold	Sold
MLS® #	202503045	202502887	202502146
Area/Neighbr	5F/Jameswood	5F/Woodhaven	5F/Woodhaven
Address	105 Braintree Crescent	169 Woodhaven Boulevard	184 Thompson Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1920	/ 1996
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	1118 SF	1062 SF	1135 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: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Slab	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)			Free-standing
Fireplace Fuel			Electric
Flooring	Laminate, Tile	Tile, Wood	Cork, Wall-to-wall carpet, Laminate,
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen	Other remarks	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Laundry - Main Floor, Main floor full		Air Conditioning-Central, Cook Top, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Front Drive Access, Parking Pad	Carport, Front Drive Access	Single Attached, Garage door opener, Paved Driveway
Lot Shape		Normal	Normal
Frontage	66 SF	60 SF	50 SF
Depth	0 SF	157 SF	114 SF
Site Influence	Fenced, No Back Lane, Park/reserve, Playground	Creek, Landscaped deck, No Back Lane, Park/reserve,	Fenced, Vegetable Garden, Golf Nearby, Landscaped deck, 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	\$3,602.00/2024	\$3,471.06/ 24	\$4,799.93/ 24
List Price	\$299,900	\$280,000	\$399,900
List Price/SF	\$268.25	\$263.65	\$352.33
Sold Price	\$351,000	\$290,000	\$537,400
Sold Price/SF	\$313.95	\$273.07	\$473.48
Sell/List Ratio	117.0%	103.6%	134.4%
DOM	7	6	11



Status	Sold	Sold	Sold
MLS® #	202502346	202502526	202502293
Area/Neighbr	5F/Silver Heights	5F/Silver Heights	5F/Silver Heights
Address	310 Strathmillan Road	60 Golden Gate Bay	2475 Assiniboine Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1953	/ 1958	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	936 SF	1384 SF	1305 SF
Fin Basement	69.68 M2/750 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: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco, Vinyl	Brick, Stucco, Vinyl	Brick & Siding, Stucco
Fireplace(s)	Brick Facing, Free-standing, Glass Enclosed		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Completely	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, No Smoking	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Front Drive Access, Insulated, Paved	Single Attached	Single Attached
Lot Shape		Normal	Irregular
Frontage	60 SF	60 SF	57 SF
Depth	107 SF	103 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, Landscape, Paved	Back Lane, Landscape, Paved Street, Playground Nearby,	Paved Street, 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	\$3,739.54/2024	\$3,124.25/ 24	\$4,629.00/ 24
List Price	\$349,900	\$419,900	\$349,900
List Price/SF	\$373.82	\$303.40	\$268.12
Sold Price	\$387,000	\$494,000	\$390,475
Sold Price/SF	\$413.46	\$356.94	\$299.21
Sell/List Ratio	110.6%	117.6%	111.6%
DOM	7	7	2



Status	Sold	Sold	Sold
MLS® #	202502055	202501881	202501346
Area/Neighbr	5F/Silver Heights	5F/Jameswood	5F/Grace Hospital
Address	66 Fidler Avenue	226 Strathmillan Road	319 RONALD Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1953	OL / 1956	OL / 1963
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	1215 SF	1199 SF	2400 SF
Fin Basement	0.00 M2/0 SF	83.61 M2/900 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 4	BDA: 6 TBD: 8
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Vinyl	Stucco, Wood Siding	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank	Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, E	Basement, Other remarks	
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Cook Top, Hood Fan, Main floor full
Gds Included	Dishwasher, Dryer, Freezer, Refrigerator, See remarks,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Blinds, Dryer, Fridges - Two, Garage door
Parking	Front Drive Access	Single Attached, Front Drive Access, Garage door opener,	Double Detached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage	60 SF	52 SF	50 SF
Depth	102 SF	0 SF	167 SF
Site Influence	Golf Nearby, Other/remarks, Playground Nearby, Shopping	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground
Heating	Forced Air	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	\$3,701.55/2024	\$4,453.13/ 24	\$5,448.77/ 24
List Price	\$399,900	\$409,900	\$469,900
List Price/SF	\$329.14	\$341.87	\$195.79
Sold Price	\$397,500	\$427,226	\$510,319
Sold Price/SF	\$327.16	\$356.32	\$212.63
Sell/List Ratio	99.4%	104.2%	108.6%
DOM	9	8	8



Status	Sold	Sold	Sold
MLS® #	202501290	202500270	202500101
Area/Neighbr	5F/Grace Hospital	5F/Jameswood	5F/Grace Hospital
Address	294 Wallasey Street	10 Paisley Place	608 Bruce Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1918	OL / 1957	OL / 1964
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	988 SF	1327 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 1 TBD: 1	BDA: 3 TBD: 3	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	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Other-Remarks, Wood Siding	Brick, Wood Siding	Brick & Siding
Fireplace(s)			Brick Facing
Fireplace Fuel			Gas, Wood
Flooring	Laminate, See remarks, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, See remarks, Vir
Foundation	Concrete, See remarks	Concrete	Concrete
Roof	Shingle	Shingle	Tar & Gravel
Remodelled	Flooring, Furnace, Insulation, Kitche	Completely, Electrical, Furnace, Plur	Furnace
Features	Air Conditioning-Central, Ceiling Fan, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, No	Flat Roof, High-Efficiency Furnace, Main floor full bathroom
Gds Included	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Other remarks	Front Drive Access	Carport
Lot Shape		Normal	
Frontage	54 SF	50 SF	0 SF
Depth	108 SF	100 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscape, Playground Nearby,	Fenced, Landscaped patio, 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	\$2,965.06/2024	\$3,636.48/2024	\$4,477.89/2024
List Price	\$229,900	\$349,900	\$349,999
List Price/SF	\$328.43	\$354.15	\$263.75
Sold Price	\$215,294	\$341,500	\$390,000
Sold Price/SF	\$307.56	\$345.65	\$293.90
Sell/List Ratio	93.6%	97.6%	111.4%
DOM	18	9	11



Status	Sold	Sold	Sold
MLS® #	202426997	202512696	202501060
Area/Neighbr	5F/Silver Heights	5F/Woodhaven	5F/Jameswood
Address	102 Traill Avenue	130 Sunnyside Boulevard	66 Jameswood Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1953	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	1540 SF	991 SF	988 SF
Fin Basement	74.32 M2/800 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: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Slab
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Kitchen		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),		
Parking	Double Attached	Single Attached	Front Drive Access
Lot Shape	Normal		
Frontage	63 SF	75 SF	0 SF
Depth	100 SF	148 SF	0 SF
Site Influence	Corner, Fenced, Low maintenance landscaped, Paved	Golf Nearby, No Back Lane, Paved Street, Playground	Fenced
Heating	Forced Air	See remarks	Forced Air
Heating Fuel	Natural gas	See remarks	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,196.61/2024	\$4,168.21/ 24	\$3,415.46/2024
List Price	\$399,900	\$309,800	\$300,000
List Price/SF	\$259.68	\$312.61	\$303.64
Sold Price	\$390,000	\$320,000	\$300,000
Sold Price/SF	\$253.25	\$322.91	\$303.64
Sell/List Ratio	97.5%	103.3%	100.0%
DOM	32	0	0



Status	Sold	Sold	Sold
MLS® #	202511518	202512928	202512922
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	13 Aldrich Avenue	43 Robert Service Bay	529 Stewart Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	OL / 1965	OL / 1967
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1377 SF	1379 SF	1083 SF
Fin Basement	0.00 M2/0 SF	106.84 M2/1,150 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: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Brick & Siding, Stucco	Brick & Siding, Stucco
Fireplace(s)	Brick Facing	Brick Facing	
Fireplace Fuel	Wood	See remarks, Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Laminate, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Bitumen	Shingle	Shingle
Remodelled	Flooring	Other remarks	Basement, Bathroom, Flooring, Furn
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, Cook Top, Deck,	Air Conditioning-Central, Cook Top, Main floor full bathroom, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Front Drive Access, Garage door opener	Double Detached	Double Detached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	
Frontage	0 SF	55 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Flat Site, Paved Lane, Low maintenance landscaped, No	Fenced, Golf Nearby, Landscape, Park/reserve, Paved
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	\$4,417.71/2024	\$4,605.15/2025	\$4,625.69/ 24
List Price	\$449,900	\$409,900	\$389,900
List Price/SF	\$326.72	\$297.24	\$360.02
Sold Price	\$560,130	\$435,000	\$465,000
Sold Price/SF	\$406.78	\$315.45	\$429.36
Sell/List Ratio	124.5%	106.1%	119.3%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202512990	202512782	202510490
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	346 Whitegates Crescent	90 Cortez Bay	454 Kirkfield Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1963	OL / 1970	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bi-Level	Bungalow
Living Area	1495 SF	1089 SF	1072 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: 3 TBD: 4
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	Stucco	Brick, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	See remarks	Shingle
Remodelled		Bathroom, Flooring	
Features	Air Conditioning-Central, Deck, No Pet Home, No Smoking	Main floor full bathroom, Sunroom	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dryer, Freezer, Microwave, Refrigerator, Storage
Parking	Carport, Parking Pad	Double Detached	Single Detached, Front Drive Access, Oversized
Lot Shape	Normal	Normal	Normal
Frontage		54 SF	50 SF
Depth		104 SF	122 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Landscaped patio,	Fenced, Golf Nearby, No Back Lane, Playground Nearby,	Corner, Fenced, Playground Nearby, Partially 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	\$4,620.93/2024	\$4,409.57/ 25	\$3,893.78/ 24
List Price	\$399,900	\$389,900	\$339,900
List Price/SF	\$267.49	\$358.03	\$317.07
Sold Price	\$447,000	\$420,000	\$450,450
Sold Price/SF	\$299.00	\$385.67	\$420.20
Sell/List Ratio	111.8%	107.7%	132.5%
DOM	11	11	7



Status	Sold	Sold	Sold
MLS® #	202511514	202508722	202510966
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	63 Longfellow Bay	208 Allard Avenue	3353 Assiniboine Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	OL / 1965	OL / 1969
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	2231 SF	1525 SF	1703 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 5 TBD: 5	BDA: 4 TBD: 4	BDA: 5 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Brick & Siding, Stucco	Stucco
Fireplace(s)	Tile Facing		Heatilator/Fan, Insert
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete, See remarks	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Window	Other remarks, Windows	Other remarks
Features	Air Conditioning-Central, Laundry - Main Floor, Microwave built in,	Air Conditioning-Central, Microwave built in, Patio, Smoke	Air Conditioning-Central, Deck, High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Single Attached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access, Other remarks, Paved
Lot Shape		Normal	Normal
Frontage	0 SF	59 SF	56 SF
Depth	0 SF	105 SF	95 SF
Site Influence	Fenced, Golf Nearby, Landscape, Paved Street,	Fenced, Fruit Trees/Shrubs, Landscaped patio, Park/reserve,	Fenced, 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	\$6,110.85/ 24	\$4,761.80/ 24	\$4,914.31/2024
List Price	\$689,900	\$439,900	\$499,900
List Price/SF	\$309.23	\$288.46	\$293.54
Sold Price	\$750,500	\$460,000	\$565,000
Sold Price/SF	\$336.40	\$301.64	\$331.77
Sell/List Ratio	108.8%	104.6%	113.0%
DOM	6	9	7



Status	Sold	Sold	Sold
MLS® #	202510616	202511164	202511015
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	504 Country Club Boulevard S	174 Maureen Street	63 Keats Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1967	OL / 1965
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Split-4 Level	Bungalow
Living Area	1015 SF	1635 SF	1200 SF
Fin Basement	0.00 M2/0 SF	29.73 M2/320 SF	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: 1 EN: Y
Basement	Half basement	Crawl space, Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Vinyl	Brick, Stucco, Wood Siding
Fireplace(s)		Brick Facing	Stone, Stove
Fireplace Fuel		Gas	Electric, Gas
Flooring	Wall-to-wall carpet, Vinyl	Tile, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Roof Coverings	Flooring, Furnace, Kitchen, Windows	Furnace, Garage, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Patio	Air Conditioning-Central, Main floor full bathroom, Microwave
Gds Included	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Front Drive Access	Double Detached, Rear Drive Access	Single Detached
Lot Shape	Normal		
Frontage	50 SF	0 SF	
Depth	119 SF	0 SF	
Site Influence	Fenced, Flat Site, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Paved Lane, Paved Street, Playground	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	\$2,696.77/ 24	\$4,643.31/2024	\$4,709.98/2025
List Price	\$259,900	\$469,900	\$424,900
List Price/SF	\$256.06	\$287.40	\$354.08
Sold Price	\$320,000	\$468,000	\$532,063
Sold Price/SF	\$315.27	\$286.24	\$443.39
Sell/List Ratio	123.1%	99.6%	125.2%
DOM	7	7	10



Status	Sold	Sold	Sold
MLS® #	202510391	202509964	202509448
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	441 Summerlands Boulevard	29 Peary Crescent	116 Pinehurst Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1962	OL / 1962	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1297 SF	1408 SF	2173 SF
Fin Basement	88.72 M2/955 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
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	Wood Frame
Exterior	Stucco, Vinyl	Stone, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)	Heatilator/Fan	Stone	Stone
Fireplace Fuel	Gas	Gas	Electric, Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl Plank, Concrete
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Bathroom, Roof Coverings	Bathroom, Insulation, Kitchen, Other
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Garburator, Hot Tub, Patio,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Attached	Double Detached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access
Lot Shape	Normal	Pie Shaped	Pie Shaped
Frontage	65 SF	0 SF	
Depth	127 SF	0 SF	
Site Influence	Corner, Fenced, Private Yard	Fenced, Landscape, Paved Street, Shopping Nearby	Fenced, Landscaped deck, Landscaped patio
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	\$4,624.51/2024	\$4,875.49/2024	\$6,370.93/ 24
List Price	\$429,900	\$449,900	\$689,900
List Price/SF	\$331.46	\$319.53	\$317.49
Sold Price	\$491,441	\$515,000	\$689,900
Sold Price/SF	\$378.91	\$365.77	\$317.49
Sell/List Ratio	114.3%	114.5%	100.0%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202417263	202509842	202507354
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	16 Byrd Avenue	127 Whitegates Crescent	447 Raquette Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	/ 1969	OL / 1962
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-4 Level
Living Area	1063 SF	2163 SF	1458 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: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Concrete	Wood Frame	
Exterior	Stucco, Wood Siding	Other-Remarks, Stucco, Vinyl	Stone, Stucco, Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen, Other remarks	Furnace	Roof Coverings, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Microwave, Play	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Washer, Window
Parking	Front Drive Access, No Garage	Double Detached, Garage door opener, Rear Drive Access	Front Drive Access, Parking Pad, Paved Driveway
Lot Shape			Normal
Frontage	51 SF	0 SF	50 SF
Depth	105 SF	0 SF	102 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, No Back Lane, Public	Fenced, Golf Nearby, Paved Lane, Landscaped patio,	Golf Nearby, Landscape, Paved Street, 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	\$3,795.81/ 23	\$5,645.84/2024	\$3,513.43/2025
List Price	\$379,900	\$529,900	\$349,900
List Price/SF	\$357.38	\$244.98	\$239.99
Sold Price	\$450,000	\$515,000	\$387,000
Sold Price/SF	\$423.33	\$238.10	\$265.43
Sell/List Ratio	118.5%	97.2%	110.6%
DOM	6	10	7



Status	Sold	Sold	Sold
MLS® #	202508801	202508294	202509477
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	19 Robert Service Bay	211 Browning Boulevard	512 Golf Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1965	OL / 1960	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1219 SF	1123 SF	845 SF
Fin Basement		83.61 M2/900 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Wood Siding	Wood Siding	Composite, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Metal	Shingle
Remodelled		Basement	Flooring, Furnace, Insulation, Kitchen
Features	Air Conditioning-Central, Main floor full bathroom, Patio	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Microwave,	Blinds, Dishwasher, Dishwashers - Two, Dryer,	Blinds, Dishwasher, Dryers - Two, Microwave, Refrigerator,
Parking	Single Attached	Single Attached, Front Drive Access, Garage door opener	Front Drive Access, No Garage, Parking Pad, Unpaved Driveway
Lot Shape			Normal
Frontage	0 SF	50 SF	
Depth	0 SF	119 SF	
Site Influence	Landscaped patio, No Back Lane	Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Paved Street,	Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air, Infloor	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,321.27/ 24	\$4,124.41/ 24	\$3,345.62/2024
List Price	\$394,900	\$399,900	\$284,900
List Price/SF	\$323.95	\$356.10	\$337.16
Sold Price	\$525,000	\$450,000	\$328,000
Sold Price/SF	\$430.68	\$400.71	\$388.17
Sell/List Ratio	132.9%	112.5%	115.1%
DOM	8	8	10



Status	Sold	Sold	Sold
MLS® #	202509478	202508489	202508516
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	37 Wordsworth Way	202 Whitegates Crescent	71 Kilmer Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1962	OL / 1967	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1248 SF	1383 SF	1907 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: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: Y	FB: 1 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Vinyl	Stucco	Stone, Stucco
Fireplace(s)	Brick Facing	Corner	Stone
Fireplace Fuel	Wood	Wood	Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Exterior, Flooring, Furnace, Insulatio	Furnace, Roof Coverings
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Bar dry, Hood Fan, No Pet Home, No
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Single Attached	Single Attached	Double Attached
Lot Shape	Normal		Normal
Frontage	62 SF	55 SF	63 SF
Depth	0 SF	104 SF	120 SF
Site Influence	Fenced, Landscaped deck, Paved Street, Playground Nearby	Fenced, Landscape, Paved Street, Playground Nearby	Fenced, Flat Site, Vegetable Garden, 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	\$4,338.15/2024	\$4,320.07/ 24	\$5,640.13/2024
List Price	\$399,900	\$429,400	\$499,900
List Price/SF	\$320.43	\$310.48	\$262.14
Sold Price	\$410,000	\$429,900	\$610,000
Sold Price/SF	\$328.53	\$310.85	\$319.87
Sell/List Ratio	102.5%	100.1%	122.0%
DOM	7	9	8



Status	Sold	Sold	Sold
MLS® #	202507990	202508482	202507917
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	11 Cook Road	269 Rouge Road	38 Sansome Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1965	OL / 1963
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Bungalow
Living Area	1674 SF	1115 SF	1120 SF
Fin Basement	46.45 M2/500 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: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Concrete	Wood Frame
Exterior	Stone, Stucco, Vinyl	Brick, Stucco, Wood Siding	Stucco
Fireplace(s)			Corner
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Tile, Vinyl, Wood	Cork, Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Windows	Bathroom, Kitchen, Other remarks, \
Features	Air Conditioning-Central, Ceiling Fan, Central Exhaust, Deck,	Air Conditioning-Central, No Smoking Home, Sump Pump	Air Conditioning-Central, Closet Organizers, Deck, Garburator,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Carport, Front Drive Access	Paved Driveway	Double Detached, Garage door opener
Lot Shape	Normal		
Frontage	55 SF	0 SF	54 SF
Depth	0 SF	0 SF	105 SF
Site Influence	Fenced, Landscaped deck, Park/reserve, Playground	Fenced	Fenced, 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	\$4,555.01/2024	\$3,040.13/2024	\$4,655.68/ 24
List Price	\$429,900	\$234,900	\$399,900
List Price/SF	\$256.81	\$210.67	\$357.05
Sold Price	\$450,000	\$283,000	\$455,000
Sold Price/SF	\$268.82	\$253.81	\$406.25
Sell/List Ratio	104.7%	120.5%	113.8%
DOM	8	9	7



Status	Sold	Sold	Sold
MLS® #	202508129	202508037	202507445
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	198 Barron Drive	15 Leacock Avenue	250 Sansome Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1966	OL / 1963	/ 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-3 Level	Split-4 Level
Living Area	1220 SF	1184 SF	1957 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	55.93 M2/602 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
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, Vinyl	Brick, Stucco, Vinyl	Brick, Wood Siding
Fireplace(s)			Brick Facing, Insert
Fireplace Fuel			Electric
Flooring	Laminate, Tile, Vinyl, Wood	Tile, Vinyl, Wood	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Flooring, Furnac	Completely, Exterior, Flooring, Insula	Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, No	Air conditioning wall unit, Air Conditioning-Central,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dryer, Freezer, Refrigerator, Storage Shed,
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Detached	Front & Rear Drive Access, Paved Driveway
Lot Shape			
Frontage	56 SF	0 SF	
Depth	115 SF	0 SF	
Site Influence	Fenced, Golf Nearby, Park/reserve, Playground	Fenced, Golf Nearby, Landscaped deck, No Back	Fruit Trees/Shrubs, Golf Nearby, 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	\$4,363.37/2024	\$4,187.02/ 24	\$4,740.95/2024
List Price	\$479,900	\$479,800	\$389,900
List Price/SF	\$393.36	\$405.24	\$199.23
Sold Price	\$512,000	\$465,000	\$410,000
Sold Price/SF	\$419.67	\$392.74	\$209.50
Sell/List Ratio	106.7%	96.9%	105.2%
DOM	7	14	8



Status	Sold	Sold	Sold
MLS® #	202507992	202507955	202507677
Area/Neighbr	5G/Westwood	5G/St Charles	5G/Westwood
Address	462 Rouge Road	2 Jeannette Bay	244 Carroll Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1964	/ 1977	OL / 1963
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	1482 SF	1068 SF	1077 SF
Fin Basement	0.00 M2/0 SF	89.74 M2/966 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Partial	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stone, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom	Bathroom, Furnace, Kitchen
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Parking Pad	Double Detached, Oversized
Lot Shape	Normal	Normal	Normal
Frontage	53 SF	50 SF	53 SF
Depth	100 SF	120 SF	105 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Playground Nearby,	Corner, Fenced, Fruit Trees/Shrubs, Golf Nearby,	Fenced, Flat Site, Park/reserve, 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	\$4,183.12/ 24	\$4,179.54/2024	\$4,341.13/ 24
List Price	\$429,900	\$379,800	\$349,900
List Price/SF	\$290.08	\$355.62	\$324.88
Sold Price	\$435,000	\$422,000	\$425,244
Sold Price/SF	\$293.52	\$395.13	\$394.84
Sell/List Ratio	101.2%	111.1%	121.5%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202507489	202507269	202507149
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	27 Erlandson Drive	181 Rouge Road	14 Ericsson Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1966	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	1180 SF	1312 SF	1134 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: 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	Stucco, Vinyl	Stone, Stucco, Wood Siding	Stucco, Vinyl, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Furnace, Gar		Bathroom, Exterior, Flooring, Insulat
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	No Smoking Home	Air Conditioning-Central, Ceiling Fan, Deck, Hood Fan, Main floor
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dryer, Garage door opener, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage
Parking	Single Detached	Single Detached	Single Detached, Carport, Front Drive Access
Lot Shape			Normal
Frontage	50 SF		59 SF
Depth	105 SF		103 SF
Site Influence	Fenced, Playground Nearby	Corner, Fenced	Fenced, Flat Site, No Back Lane, Paved Street, Shopping
Heating	Forced Air	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	\$4,553.81/2024	\$4,726.71/2025	\$4,093.29/ 24
List Price	\$439,900	\$384,900	\$419,900
List Price/SF	\$372.80	\$293.37	\$370.28
Sold Price	\$487,500	\$425,000	\$419,900
Sold Price/SF	\$413.14	\$323.93	\$370.28
Sell/List Ratio	110.8%	110.4%	100.0%
DOM	5	8	7



Status	Sold	Sold	Sold
MLS® #	202506928	202506633	202503977
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	319 Country Club Boulevard	83 Robert Service Bay	479 Kirkfield Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	TB / 1965	OL / 1960
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	1488 SF	1814 SF	1048 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: 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	Stone, Stucco	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)	Stone	Brick Facing	
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Vinyl, Wood	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		Flooring, Garage, Kitchen, Other ren
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,		Air Conditioning-Central, Cook Top, Hood Fan, Main floor full
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Double Attached	Double Detached
Lot Shape	Normal	Normal	
Frontage	66 SF	0 SF	0 SF
Depth	110 SF	0 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscape, Landscaped deck,	Corner, Fenced, Fruit Trees/Shrubs, Vegetable Garden,	Corner, Fenced, 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	\$6,007.45/ 24	\$5,546.23/ 24	\$4,201.23/ 24
List Price	\$524,500	\$365,000	\$439,900
List Price/SF	\$352.49	\$201.21	\$419.75
Sold Price	\$515,000	\$350,000	\$515,000
Sold Price/SF	\$346.10	\$192.94	\$491.41
Sell/List Ratio	98.2%	95.9%	117.1%
DOM	14	1	7



Status	Sold	Sold	Sold
MLS® #	202505942	202505581	202505705
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	33 Galinee Bay	90 Wordsworth Way	380 Kirkfield Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1963	OL / 1962	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Split-3 Level	Bungalow
Living Area	1625 SF	1236 SF	1072 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: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space, Full	Crawl space, Full	Full
Construction		Wood Frame	
Exterior	Stone, Stucco, Wood Siding	Brick, Stucco, Wood Siding	Brick & Siding, Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, 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, Hot Tub, Patio	Air Conditioning-Central, Garburator, Patio, Sunroom	Air Conditioning-Central, No Pet Home, No Smoking Home
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Freezer, Garage door opener, Garage door opener
Parking	Single Attached, Front Drive Access, Garage door opener	Double Attached	Single Detached, Front Drive Access
Lot Shape			Normal
Frontage	0 SF		50 SF
Depth	0 SF		122 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Flat Site, Golf Nearby, Paved Lane, Landscape,	Fenced, Fruit Trees/Shrubs, Golf Nearby, 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	\$4,479.07/ 24	\$4,580.94/ 24	\$3,947.29/2024
List Price	\$399,900	\$469,900	\$324,900
List Price/SF	\$246.09	\$380.18	\$303.08
Sold Price	\$440,000	\$526,555	\$434,000
Sold Price/SF	\$270.77	\$426.02	\$404.85
Sell/List Ratio	110.0%	112.1%	133.6%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202505492	202505333	202505040
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	534 Stewart Street	535 Seaton Street	444 Raquette Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1909	OL / 1956	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	862 SF	950 SF	1053 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: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Half basement	Crawl space, None	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stone, Stucco, Wood Siding
Fireplace(s)			Stone
Fireplace Fuel			Gas, Wood
Flooring	Wall-to-wall carpet, Vinyl	Laminate, See remarks	Laminate, Vinyl, Wood
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows		Furnace, Kitchen, Other remarks
Features	Ceiling Fan, High-Efficiency Furnace, Hood Fan, Main floor	Air Conditioning-Central, Deck, Main floor full bathroom, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
Gds Included		Dryer, Refrigerator, Stove, Washer, Window Coverings	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Parking Pad, Rear Drive Access	Front Drive Access, No Garage	Single Attached
Lot Shape	Irregular	Normal	
Frontage	66 SF	65 SF	50 SF
Depth	124 SF	110 SF	102 SF
Site Influence	Corner, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Corner, Fenced, No Back Lane, Paved Street, Playground	Fenced, Back Lane, Private Setting, 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	\$2,074.67/ 24	\$2,588.47/ 24	\$4,039.21/ 24
List Price	\$149,900	\$269,900	\$389,900
List Price/SF	\$173.90	\$284.11	\$370.28
Sold Price	\$170,000	\$255,000	\$355,000
Sold Price/SF	\$197.22	\$268.42	\$337.13
Sell/List Ratio	113.4%	94.5%	91.0%
DOM	5	7	24



Status	Sold	Sold	Sold
MLS® #	202502870	202504130	202504101
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	11 Aldrich Avenue	403 Country Club Boulevard	225 Browning Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1960	OL / 1972	OL / 1960
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	2003 SF	1450 SF	1393 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: 4
Baths	FB: 1 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Composite, Stone, Stucco	Wood Siding
Fireplace(s)	Insert	Insert, Stone, Tile Facing	Stone
Fireplace Fuel	Electric	Gas	Gas
Flooring	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, F	Basement, Bathroom, Completely, K	Roof Coverings
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, Garburator, Hood Fan, Main floor	Air Conditioning-Central, Ceiling Fan, Garburator, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two,
Parking	Double Attached, Front Drive Access, Garage door opener	Double Attached	Single Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage	61 SF	67 SF	60 SF
Depth	100 SF	120 SF	100 SF
Site Influence	Fenced, No Back Lane, Park/reserve, Playground	Fenced, Golf Nearby, Back onto golf course, Landscaped deck,	Golf Nearby, Landscape, Landscaped patio, Paved Street,
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	\$4,630.26/2024	\$5,767.60/ 24	\$4,086.34/ 24
List Price	\$464,900	\$599,900	\$397,900
List Price/SF	\$232.10	\$413.72	\$285.64
Sold Price	\$545,000	\$715,000	\$410,000
Sold Price/SF	\$272.09	\$493.10	\$294.33
Sell/List Ratio	117.2%	119.2%	103.0%
DOM	7	9	8



Status	Sold	Sold	Sold
MLS® #	202503820	202503821	202503195
Area/Neighbr	5G/Westwood	5G/St Charles	5G/Westwood
Address	23 Browning Boulevard	432 Woodlands Crescent	395 Bedson Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1957	/ 1969
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1360 SF	1000 SF	792 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: 4
Baths	FB: 3 HB: 0 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	Stucco, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Vinyl, Wood	Cork, See remarks, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen	Exterior, Kitchen, Roof Coverings, W	Garage, Other remarks, Roof Coveri
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Deck, Garburator,	Air Conditioning-Central, Hood Fan, Main floor full bathroom,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Alarm system, Dishwasher, Dryer, Refrigerator, Stove,	Blinds, Dryer, Freezer, Garage door opener, Microwave,
Parking	Double Detached	Single Detached, Front & Rear Drive Access, Garage door	Single Detached, Garage door opener, Oversized, Rear Drive
Lot Shape		Normal	
Frontage	54 SF	50 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Corner, Landscape	Corner, Fenced, Back onto golf course, Landscaped deck, No	Fenced, Fruit Trees/Shrubs, 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	\$4,231.40/ 24	\$3,960.91/ 24	\$3,714.79/2024
List Price	\$429,900	\$369,900	\$339,900
List Price/SF	\$316.10	\$369.90	\$429.17
Sold Price	\$479,999	\$411,000	\$361,000
Sold Price/SF	\$352.94	\$411.00	\$455.81
Sell/List Ratio	111.7%	111.1%	106.2%
DOM	7	6	7



Status	Sold	Sold	Sold
MLS® #	202503141	202503083	202502215
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	47 Dickens Drive	55 Galinee Bay	39 Jolliett Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1968	/ 1962	OL / 1962
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	1604 SF	2076 SF	1145 SF
Fin Basement	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: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Other-Remarks, Stucco, Vinyl	Composite, Stone, Stucco	Vinyl
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, See remarks, Tile	Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Other remarks,	Bathroom, Other remarks	Basement, Bathroom, Exterior, Floor
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Detached, Front Drive Access, Oversized	Single Detached
Lot Shape		Irregular	
Frontage	0 SF		59 SF
Depth	0 SF		109 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Golf Nearby, Landscaped deck, Landscaped	Landscape, 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	\$4,784.51/2024	\$5,382.50/ 24	\$4,142.28/ 24
List Price	\$474,900	\$549,900	\$399,900
List Price/SF	\$296.07	\$264.88	\$349.26
Sold Price	\$450,000	\$549,900	\$481,000
Sold Price/SF	\$280.55	\$264.88	\$420.09
Sell/List Ratio	94.8%	100.0%	120.3%
DOM	15	6	6



Status	Sold	Sold	Sold
MLS® #	202502140	202501685	202500677
Area/Neighbr	5G/Westwood	5G/Westwood	5G/St Charles
Address	482 St Charles Street	437 Seaton Street	2 Dennis Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	OL / 1970	/ 1976
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	1600 SF	1190 SF	1158 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: 2 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: N
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Brick & Siding	Brick, Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled			Completely
Features	Air Conditioning-Central, High-Efficiency Furnace, No		Air Conditioning-Central, Deck, Microwave built in, No Pet Home,
Gds Included	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dishwasher, Microwave, Refrigerator, Stove	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Parking Pad, Rear Drive Access	Front Drive Access, No Garage, None	Double Detached, Front Drive Access
Lot Shape	Normal		
Frontage	50 SF	0 SF	48 SF
Depth	120 SF	0 SF	131 SF
Site Influence	Fenced, Paved Lane, Paved Street, Playground Nearby,	Fruit Trees/Shrubs, Golf Nearby, Low maintenance landscaped,	Cul-De-Sac, Fenced, Golf Nearby, 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	\$4,565.00/ 24	\$3,869.03/2024	\$3,889.52/2024
List Price	\$369,900	\$399,900	\$424,900
List Price/SF	\$231.19	\$336.05	\$366.93
Sold Price	\$416,000	\$435,000	\$465,000
Sold Price/SF	\$260.00	\$365.55	\$401.55
Sell/List Ratio	112.5%	108.8%	109.4%
DOM	8	5	8



Status	Sold	Sold	Sold
MLS® #	202500936	202500858	202427680
Area/Neighbr	5G/Westwood	5G/Westwood	5G/Westwood
Address	493 Woodlands Crescent	95 Twain Drive	209 Bedson Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	/ 1967	OL / 1967
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	786 SF	1983 SF	1023 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: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Crawl space	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Other-Remarks, Stone	Stucco, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Cork, Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Block, Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring	Furnace, Kitchen, Roof Coverings, V	
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dryer, Freezer, Refrigerator, Storage Shed, Stove, TV Wall	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Front Drive Access	Double Attached, Front Drive Access, Garage door opener	Double Detached, Heated, Insulated, Oversized, Parking
Lot Shape	Normal	Normal	
Frontage	50 SF	0 SF	50 SF
Depth	120 SF	0 SF	102 SF
Site Influence	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck,	Fenced, Golf Nearby, Back Lane, Landscape, 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	\$2,890.58/2024	\$5,423.02/2024	\$4,184.65/ 24
List Price	\$239,900	\$549,900	\$414,900
List Price/SF	\$305.22	\$277.31	\$405.57
Sold Price	\$256,000	\$609,095	\$405,000
Sold Price/SF	\$325.70	\$307.16	\$395.89
Sell/List Ratio	106.7%	110.8%	97.6%
DOM	6	7	18



Status	Sold	Sold	Sold
MLS® #	202421897	202512814	202513821
Area/Neighbr	5G/Westwood	5H/Crestview	5H/Crestview
Address	107 Woodlands Crescent	12 Alcott Street	22 Chapman Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1915	OL / 1966	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1080 SF	1488 SF	1120 SF
Fin Basement	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: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	3/4	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Flooring, Furnace		Furnace, Other remarks, Plumbing, I
Features	High-Efficiency Furnace, Main floor full bathroom, Smoke	Ceiling Fan, Deck, Main floor full bathroom	Air Conditioning-Central
Gds Included		Dishwasher, Dryer, Fridges - Two, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Single Attached, Front Drive Access, Oversized, Workshop	Double Detached, Front Drive Access	Double Detached
Lot Shape		Normal	Normal
Frontage	0 SF	60 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Fenced, Golf Nearby	Landscaped deck, Public Transportation	Fenced, Flat Site, Landscape, 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	\$2,505.89/ 23	\$4,489.07/ 24	\$4,018.03/2024
List Price	\$279,900	\$419,900	\$399,900
List Price/SF	\$259.17	\$282.19	\$357.05
Sold Price	\$205,000	\$500,000	\$478,888
Sold Price/SF	\$189.81	\$336.02	\$427.58
Sell/List Ratio	73.2%	119.1%	119.8%
DOM	219	7	7



Status	Sold	Sold	Sold
MLS® #	202513750	202500010	202513073
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Heritage Park
Address	1115 Buchanan Boulevard	8 Alcott Street	71 Hamilton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1978	OL / 1967	/ 1976
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Split-4 Level
Living Area	786 SF	1034 SF	1296 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Concrete	Wood Frame	Stucco
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)			Tile Facing
Fireplace Fuel			Electric
Flooring	Laminate, Vinyl	Vinyl, Wood	Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Furnace, Other remarks, Roof Cover	Bathroom, Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Closet Organizers, Hood Fan, In-Law	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, Garburator,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Microwave, Refrigerator, See remarks,
Parking	Single Detached, Parking Pad	Single Attached, Front Drive Access	Parking Pad
Lot Shape		Normal	
Frontage	0 SF	60 SF	
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Landscape, Park/reserve, Playground	Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped	Fenced, Paved Lane, Low maintenance landscaped,
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	\$3,306.11/ 24	\$4,444.32/ 24	\$3,240.18/ 25
List Price	\$319,900	\$399,900	\$299,900
List Price/SF	\$407.00	\$386.75	\$231.40
Sold Price	\$365,000	\$460,000	\$356,000
Sold Price/SF	\$464.38	\$444.87	\$274.69
Sell/List Ratio	114.1%	115.0%	118.7%
DOM	7	10	6



Status	Sold	Sold	Sold
MLS® #	202511404	202512791	202512689
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	22 Mackie Bay	838 Vimy Road	36 Bernadine Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1959	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bi-Level
Living Area	829 SF	1308 SF	880 SF
Fin Basement	51.10 M2/550 SF		0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 1 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	Stucco, Vinyl	Stucco	Stucco, Wood Siding
Fireplace(s)	Free-standing		Corner, Stone
Fireplace Fuel	Electric		Wood
Flooring	Wall-to-wall carpet, Vinyl	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Other remarks, F	Completely	Furnace, Other remarks, Roof Cover
Features	Air Conditioning-Central, Ceiling Fan, Hood Fan, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, Hood Stove	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage		Dryer, Freezer, Refrigerator, Storage Shed, Stove, Washer,
Parking	Front Drive Access, No Garage, Parking Pad, Paved Driveway	Double Detached, Tandem Garage	Front Drive Access
Lot Shape	Normal		Normal
Frontage	55 SF	50 SF	32 SF
Depth		209 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped patio, No Back	Fenced, Vegetable Garden, Landscape, No Back Lane	Fenced, Landscaped deck, 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	\$3,710.35/2024	\$4,195.83/ 24	\$3,164.59/2024
List Price	\$319,900	\$399,900	\$289,900
List Price/SF	\$385.89	\$305.73	\$329.43
Sold Price	\$365,750	\$463,000	\$311,000
Sold Price/SF	\$441.19	\$353.98	\$353.41
Sell/List Ratio	114.3%	115.8%	107.3%
DOM	9	8	7



Status	Sold	Sold	Sold
MLS® #	202511479	202511472	202510484
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Heritage Park
Address	11 Lumsden Avenue	680 Isbister Street	19 Harvest Lane
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	/ 1992	OL / 1964
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Bi-Level	Split-3 Level
Living Area	1157 SF	981 SF	1116 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: 4
Baths	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Partial	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Other-Remarks, Stucco, Vinyl	Stucco, Wood Siding
Fireplace(s)		Corner	Brick Facing
Fireplace Fuel		Electric	See remarks, Wood
Flooring	Vinyl, Wood	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Other remarks, Roof Cover	Bathroom, Kitchen, Other remarks
Features		Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Double Detached	Double Detached, Front Drive Access, Garage door opener,	Front Drive Access
Lot Shape			
Frontage	55 SF	56 SF	55 SF
Depth	100 SF	128 SF	100 SF
Site Influence	Corner, Fenced, Back Lane	Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane,	Landscaped deck, 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	\$3,827.85/2024	\$4,087.86/2024	\$4,085.15/ 24
List Price	\$314,900	\$399,900	\$379,900
List Price/SF	\$272.17	\$407.65	\$340.41
Sold Price	\$300,000	\$451,000	\$445,019
Sold Price/SF	\$259.29	\$459.73	\$398.76
Sell/List Ratio	95.3%	112.8%	117.1%
DOM	10	6	7



Status	Sold	Sold	Sold
MLS® #	202511383	202511371	202511036
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	60 Corbett Drive	112 Ridley Place S	7 Hedges Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1962	/ 1964
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and a Half	Bungalow
Living Area	807 SF	2152 SF	1220 SF
Fin Basement	0.00 M2/0 SF	87.61 M2/943 SF	111.48 M2/1,200 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 3 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
Fireplace Fuel			Electric
Flooring	Laminate, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Kitchen	Furnace, Other remarks, Roof Cover	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Balcony - One, Bar wet, Ceiling Fan,	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Bar Fridge, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached, Front Drive Access, Garage door opener,	Double Detached	Single Attached, Garage door opener, Insulated, Plug-In, Paved
Lot Shape	Normal	Pie Shaped	
Frontage	55 SF	46 SF	55 SF
Depth	102 SF	116 SF	100 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Park/reserve, Paved	Fenced, Flat Site, Vegetable Garden, Landscaped patio,	Fenced, Landscaped patio, 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	\$4,420.55/ 25	\$5,640.64/ 24	\$4,398.39/2024
List Price	\$399,900	\$489,900	\$399,900
List Price/SF	\$495.54	\$227.65	\$327.79
Sold Price	\$425,000	\$460,000	\$495,000
Sold Price/SF	\$526.64	\$213.75	\$405.74
Sell/List Ratio	106.3%	93.9%	123.8%
DOM	7	12	8



Status	Sold	Sold	Sold
MLS® #	202511196	202511060	202510460
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	7 North Lake Drive	847 Vimy Road	786 STEWART Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1967	OL / 1964
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1365 SF	1097 SF	1191 SF
Fin Basement	92.90 M2/1,000 SF	82.22 M2/885 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: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Aluminum Siding, Stucco	Composite, Stucco
Fireplace(s)			Direct vent
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Kitchen, Roof C	Other remarks	Bathroom, Furnace, Kitchen, Roof C
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Fridges - Two, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Front Drive Access	Front Drive Access	Parking Pad
Lot Shape	Normal		Normal
Frontage	60 SF	51 SF	50 SF
Depth	99 SF	113 SF	
Site Influence	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Back Lane, Landscaped deck, 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	\$4,343.64/ 24	\$3,927.34/ 24	\$3,323.24/ 24
List Price	\$374,900	\$369,900	\$369,900
List Price/SF	\$274.65	\$337.19	\$310.58
Sold Price	\$415,000	\$431,000	\$363,000
Sold Price/SF	\$304.03	\$392.89	\$304.79
Sell/List Ratio	110.7%	116.5%	98.1%
DOM	7	8	11



Status	Sold	Sold	Sold
MLS® #	202510850	202510613	202508634
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	187 Lake Ridge Road	744 Knox Street	235 Bernadine Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	OL / 1961	OL / 1972
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1100 SF	1000 SF	1262 SF
Fin Basement			92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Concrete	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Wood	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring	Roof Coverings	Bathroom, Electrical, Furnace, Kitch
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage		Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,
Parking	Front Drive Access, Plug-In	Double Detached	Double Detached, Front Drive Access, Heated, Insulated,
Lot Shape			Pie Shaped
Frontage			0 SF
Depth			0 SF
Site Influence	Fenced, Low maintenance landscaped, No Back Lane,	Back Lane, Low maintenance landscaped, Other/remarks,	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	\$3,127.61/ 25	\$3,569.36/ 24	\$4,640.06/ 24
List Price	\$289,900	\$249,000	\$448,900
List Price/SF	\$263.55	\$249.00	\$355.71
Sold Price	\$290,000	\$313,000	\$511,000
Sold Price/SF	\$263.64	\$313.00	\$404.91
Sell/List Ratio	100.0%	125.7%	113.8%
DOM	7	3	8



Status	Sold	Sold	Sold
MLS® #	202510501	202509957	202509900
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	15 North Lake Drive	45 Wharton Boulevard	994 Buchanan Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1968	/ 1969
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	1855 SF	1120 SF	1220 SF
Fin Basement	18.58 M2/200 SF	0.00 M2/0 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Stucco, Vinyl, Wood Siding	Brick & Siding, Stucco
Fireplace(s)	Stone		Corner
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace		Furnace, Other remarks
Features	High-Efficiency Furnace	High-Efficiency Furnace, Main floor full bathroom, No Smoking	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
Gds Included		Blinds, Garage door opener, Refrigerator, Stove, Window	Dishwasher, Refrigerator, Stove
Parking	Single Attached	Double Detached	Parking Pad, Rear Drive Access
Lot Shape	Normal		Normal
Frontage		0 SF	60 SF
Depth		0 SF	120 SF
Site Influence	Paved Street, Playground Nearby, Shopping Nearby	Fenced, Landscape, Paved Street, Shopping Nearby	Fenced, Golf Nearby, 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	\$4,767.55/2024	\$4,161.93/2024	\$3,996.84/2024
List Price	\$289,900	\$329,900	\$389,800
List Price/SF	\$156.28	\$294.55	\$319.51
Sold Price	\$325,000	\$355,000	\$370,000
Sold Price/SF	\$175.20	\$316.96	\$303.28
Sell/List Ratio	112.1%	107.6%	94.9%
DOM	7	6	25



Status	Sold	Sold	Sold
MLS® #	202509277	202509286	202509170
Area/Neighbr	5H/Heritage Park	5H/Crestview	5H/Crestview
Address	29 Uplands Crescent	19 Gerrond Bay	834 Buchanan Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	OL / 1965	/ 1963
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	1167 SF	950 SF	1038 SF
Fin Basement	0.00 M2/0 SF	74.32 M2/800 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Vinyl
Fireplace(s)	Glass Door		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood	Laminate
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Roof Coverings, Windows
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Main floor full bathroom, No Smoking	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, TV Wall	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access	Front Drive Access, Paved Driveway	Double Detached, Garage door opener
Lot Shape		Normal	Normal
Frontage	0 SF	52 SF	50 SF
Depth	0 SF	0 SF	120 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, Playground	Fenced, Low maintenance landscaped, No Back Lane,	Fenced, Low maintenance landscaped, Playground Nearby,
Heating	Forced Air	Forced Air	Geo-Thermal
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,265.46/2024	\$3,602.00/ 24	\$3,793.10/ 24
List Price	\$439,900	\$379,900	\$369,900
List Price/SF	\$376.95	\$399.89	\$356.36
Sold Price	\$410,000	\$393,402	\$410,000
Sold Price/SF	\$351.33	\$414.11	\$394.99
Sell/List Ratio	93.2%	103.6%	110.8%
DOM	30	11	7



Status	Sold	Sold	Sold
MLS® #	202508635	202509117	202508826
Area/Neighbr	5H/Heritage Park	5H/Heritage Park	5H/Crestview
Address	29 Carriage Bay	37 Heritage Boulevard	1041 Buchanan Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1966	OL / 1969
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	1014 SF	1344 SF	1056 SF
Fin Basement	0.00 M2/0 SF		
Bedrooms	BDA: 2 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 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	Other-Remarks, Stucco	Stucco, Wood Siding	Vinyl
Fireplace(s)	Other - See remarks		Free-standing
Fireplace Fuel	Gas		Electric
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks, Windows	Furnace, Windows
Features	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Bar wet, Barbecue, built in,
Gds Included	Blinds, Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Refrigerator, See
Parking	Double Detached, Front Drive Access	Double Detached, Front Drive Access	Parking Pad
Lot Shape			Normal
Frontage			
Depth			
Site Influence	Landscaped deck, No Back Lane, Public Transportation	Corner, Fenced, Landscaped deck, Other/remarks,	Fenced, 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	\$4,998.05/ 24	\$4,464.70/ 24	\$2,871.01/ 24
List Price	\$439,900	\$389,000	\$249,900
List Price/SF	\$433.83	\$289.43	\$236.65
Sold Price	\$530,000	\$415,000	\$340,000
Sold Price/SF	\$522.68	\$308.78	\$321.97
Sell/List Ratio	120.5%	106.7%	136.1%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202509046	202508206	202508951
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Heritage Park
Address	711 Cavalier Drive	746 Muriel Street	50 Arthur Creak Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1963	OL / 1946	OL / 1978
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	1221 SF	1172 SF	1332 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: 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	Other-Remarks, Stone, Stucco	Stucco	Composite, Stucco
Fireplace(s)		Free-standing, Glass Door	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Flooring, Furnac	Basement	
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main	Accessibility Access
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Garage door opener, Garage door opener
Parking	Double Detached, Garage door opener, Insulated, Rear Drive	Double Detached, Front Drive Access, Workshop	Double Attached
Lot Shape			Normal
Frontage	61 SF	50 SF	55 SF
Depth	99 SF	176 SF	130 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Landscaped deck,	Fenced, Paved Street, Playground Nearby, Shopping	Landscaped patio, 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	\$4,385.70/2024	\$3,524.00/ 24	\$5,669.30/ 24
List Price	\$399,900	\$389,800	\$499,900
List Price/SF	\$327.52	\$332.59	\$375.30
Sold Price	\$455,000	\$385,000	\$663,919
Sold Price/SF	\$372.65	\$328.50	\$498.44
Sell/List Ratio	113.8%	98.8%	132.8%
DOM	7	17	6



Status	Sold	Sold	Sold
MLS® #	202508905	202508706	202508351
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	764 Vimy Road	11 Olson Way	33 Downs Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1959	OL / 1993	OL / 1971
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1055 SF	1560 SF	1134 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: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)		Brick Facing, Direct vent, Stone	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Completely, Furnace	Flooring, Furnace, Other remarks, R	Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Front Drive Access	Double Attached, Front Drive Access, Garage door opener,	Front Drive Access
Lot Shape		Normal	
Frontage	50 SF	0 SF	0 SF
Depth	209 SF	0 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Playground Nearby, Public	Fenced, Fruit Trees/Shrubs, Landscaped deck, Paved Street,	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	\$3,625.30/ 24	\$5,130.71/2024	\$2,971.69/ 24
List Price	\$379,900	\$499,900	\$289,900
List Price/SF	\$360.09	\$320.45	\$255.64
Sold Price	\$460,000	\$480,000	\$341,000
Sold Price/SF	\$436.02	\$307.69	\$300.71
Sell/List Ratio	121.1%	96.0%	117.6%
DOM	8	9	15



Status	Sold	Sold	Sold
MLS® #	202508383	202505037	202508371
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	6 Sabine Crescent	727 Cavalier Drive	#A 136 Danbury Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	OL / 1963	OL / 1964
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	1785 SF	1204 SF	1176 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: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Other remarks	Bathroom, Flooring, Roof Coverings	Roof Coverings
Features	Air Conditioning-Central, Ceiling Fan, Garburator, Laundry - Main	Air Conditioning-Central, Hood Fan, Main floor full bathroom,	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove, Rear Drive Access
Parking	Double Attached, Front Drive Access, Garage door opener	Parking Pad	
Lot Shape		Normal	Pie Shaped
Frontage	0 SF	52 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Fenced, Back Lane, Landscaped patio, Paved Street, Shopping	Landscape, Playground Nearby, Private Setting, Private Yard, Forced Air
Heating	Forced Air	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	\$5,428.78/ 24	\$3,818.19/ 24	\$3,085.58/ 24
List Price	\$524,900	\$349,900	\$269,900
List Price/SF	\$294.06	\$290.61	\$229.51
Sold Price	\$542,500	\$360,000	\$265,000
Sold Price/SF	\$303.92	\$299.00	\$225.34
Sell/List Ratio	103.4%	102.9%	98.2%
DOM	7	8	8



Status	Sold	Sold	Sold
MLS® #	202507849	202507782	202507641
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	54 Moccasin Bay	979 Cavalier Drive	116 Risbey Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1965	OL / 1968	/ 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1040 SF	1200 SF	1262 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: 1 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	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)			Other - See remarks
Fireplace Fuel			Electric
Flooring	See remarks, Tile, Vinyl, Wood	Vinyl Plank, Wood	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Other remarks, Windows	Basement, Bathroom, Flooring, Roof	Electrical, Flooring, Kitchen
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access, Paved Driveway	Single Detached, Oversized	Double Detached, Rear Drive Access
Lot Shape		Normal	Normal
Frontage	55 SF	50 SF	50 SF
Depth	100 SF	100 SF	120 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Shopping Nearby, Public Transportation	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	\$3,581.73/2024	\$4,237.00/ 24	\$4,307.27/2024
List Price	\$339,900	\$449,900	\$399,900
List Price/SF	\$326.83	\$374.92	\$316.88
Sold Price	\$355,000	\$448,000	\$405,000
Sold Price/SF	\$341.35	\$373.33	\$320.92
Sell/List Ratio	104.4%	99.6%	101.3%
DOM	8	13	24



Status	Sold	Sold	Sold
MLS® #	202507588	202507499	202506772
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	287 Fairlane Avenue	65 Hamilton Avenue	120 Buffie Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1984	OL / 1976	OL / 1971
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Raised Bungalow	Split-4 Level	Bungalow
Living Area	1078 SF	1296 SF	1061 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: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Partial	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Vinyl
Fireplace(s)	Brick Facing, Tile Facing	Brick Facing	Stone
Fireplace Fuel	Gas, Wood	See remarks	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche		Bathroom, Electrical, Exterior, Floori
Features	Air Conditioning-Central, Bar dry, High-Efficiency Furnace,	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Double Detached, Garage door opener, Paved Driveway	No Garage, Rear Drive Access	Front Drive Access
Lot Shape	Normal		Normal
Frontage	42 SF	30 SF	55 SF
Depth	111 SF	105 SF	114 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped patio, Park/reserve,	Fenced, Golf Nearby, Low maintenance landscaped,	Low maintenance landscaped, 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	\$4,073.11/ 24	\$3,161.87/ 24	\$3,872.59/ 24
List Price	\$397,000	\$289,900	\$358,900
List Price/SF	\$368.27	\$223.69	\$338.27
Sold Price	\$476,000	\$350,000	\$352,000
Sold Price/SF	\$441.56	\$270.06	\$331.76
Sell/List Ratio	119.9%	120.7%	98.1%
DOM	6	6	9



Status	Sold	Sold	Sold
MLS® #	202507317	202507311	202506794
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	123 Risbey Crescent	41 Gowler Road	69 Galbraith Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	/ 1972	OL / 1973
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1085 SF	840 SF	1783 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: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)			Stone
Fireplace Fuel			Gas
Flooring	See remarks	Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Flooring, Furnace, Insulati	Basement, Flooring, Kitchen, Roof C	
Features	Air Conditioning-Central	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, Ceiling Fan, Laundry - Main Floor,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener remote(s), Microwave,
Parking	Double Detached	Front Drive Access, Plug-In	Double Attached, Front Drive Access
Lot Shape		Normal	
Frontage	0 SF	34 SF	0 SF
Depth	0 SF	102 SF	0 SF
Site Influence	Fenced, No Back Lane, Paved Street, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Landscape, No Back Lane,	Fenced, Low maintenance landscaped, 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	\$3,826.66/ 24	\$2,965.93/ 24	\$5,252.16/2024
List Price	\$349,900	\$299,999	\$459,900
List Price/SF	\$322.49	\$357.14	\$257.94
Sold Price	\$437,000	\$340,000	\$485,000
Sold Price/SF	\$402.76	\$404.76	\$272.01
Sell/List Ratio	124.9%	113.3%	105.5%
DOM	6	5	9



Status	Sold	Sold	Sold
MLS® #	202506787	202506176	202506452
Area/Neighbr	5H/Heritage Park	5H/Crestview	5H/Crestview
Address	54 Granada Crescent	823 Muriel Street	20 Leisure Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	OL / 1965	OL / 1964
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	1550 SF	1074 SF	1104 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: 0 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, Wood Siding	Vinyl
Fireplace(s)		Free-standing	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen	Basement, Bathroom, Flooring, Kitch	Exterior, Furnace, Roof Coverings, V
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Bar Fridge, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Detached, Front Drive Access, Garage door opener,	Single Detached, Front Drive Access, Garage door opener,	Double Detached
Lot Shape	Normal	Normal	
Frontage	0 SF	55 SF	0 SF
Depth	0 SF	101 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back Lane	Fenced, Landscaped deck, No Back Lane, Park/reserve, Paved	Fenced, Fruit Trees/Shrubs, Vegetable Garden, 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	\$4,462.72/2024	\$3,839.04/ 24	\$4,197.02/2024
List Price	\$489,900	\$339,900	\$397,900
List Price/SF	\$316.06	\$316.48	\$360.42
Sold Price	\$480,000	\$431,000	\$425,000
Sold Price/SF	\$309.68	\$401.30	\$384.96
Sell/List Ratio	98.0%	126.8%	106.8%
DOM	20	8	7



Status	Sold	Sold	Sold
MLS® #	202506355	202505940	202505880
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	132 Bernadine Crescent	111 Freemont Bay	188 Risbey Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1963	OL / 1972
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	1012 SF	1766 SF	1076 SF
Fin Basement	0.00 M2/0 SF	39.48 M2/425 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: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space, Full
Construction		Wood Frame	
Exterior	Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Bathroom, Flooring, Furnac	
Features	Air Conditioning-Central, Dog run fenced in, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Vacuum	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,
Parking	Front Drive Access, Paved Driveway	Front Drive Access, No Garage	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	32 SF	55 SF	50 SF
Depth	130 SF	99 SF	118 SF
Site Influence	Fenced, Paved Street, Playground Nearby	Fenced, Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Lane, Landscape, 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	\$3,131.02/ 24	\$4,320.07/ 24	\$3,960.91/ 24
List Price	\$274,900	\$425,000	\$329,900
List Price/SF	\$271.64	\$240.66	\$306.60
Sold Price	\$340,000	\$425,000	\$370,000
Sold Price/SF	\$335.97	\$240.66	\$343.87
Sell/List Ratio	123.7%	100.0%	112.2%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202500013	202505416	202505227
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	213 Stradford Street	765 Parkhill Street	15 Lake Ridge Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	/ 1956	OL / 1968
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	988 SF	888 SF	1100 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: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Crawl space, None	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)	Other - See remarks, Stove		
Fireplace Fuel	Wood		
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Furnace, Other	
Features	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace
Gds Included	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Front Drive Access	Double Detached, Front Drive Access, Insulated	Front Drive Access, Paved Driveway
Lot Shape	Normal		
Frontage	50 SF	50 SF	0 SF
Depth	110 SF	114 SF	0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Park/reserve,	Fenced, Golf Nearby, Landscaped deck, No Back	Fenced, No Back Lane, 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	\$3,855.99/ 24	\$3,088.32/2024	\$2,829.04/2024
List Price	\$329,900	\$279,900	\$299,900
List Price/SF	\$333.91	\$315.20	\$272.64
Sold Price	\$350,400	\$290,000	\$336,100
Sold Price/SF	\$354.66	\$326.58	\$305.55
Sell/List Ratio	106.2%	103.6%	112.1%
DOM	12	7	7



Status	Sold	Sold	Sold
MLS® #	202505176	202504912	202504745
Area/Neighbr	5H/Crestview	5H/Heritage Park	5H/Crestview
Address	15 Gowler Road	38 Arthur Creak Drive	894 Parkhill Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1972	OL / 1978	OL / 1963
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	848 SF	2158 SF	972 SF
Fin Basement	0.00 M2/0 SF	51.28 M2/552 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick & Siding	Brick, Other-Remarks, Stone	Stone, Stucco
Fireplace(s)		Brick Facing	Other - See remarks
Fireplace Fuel		Wood	Electric, Wood
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Completely, F		Furnace, Roof Coverings, Windows
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom	Balcony - One, Hood Fan, Hot Tub, Laundry - Main Floor,	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Bar Fridge, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access, Plug-In	Double Attached, Paved Driveway	Single Detached, Garage door opener, Oversized, Parking Pad,
Lot Shape	Normal	Normal	Normal
Frontage	34 SF	55 SF	50 SF
Depth	102 SF	130 SF	120 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Creek, Fenced, Flat Site, Landscape, Landscaped deck,	Back Lane, Landscaped patio, 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	\$1,780.43/ 24	\$6,557.47/2024	\$3,737.17/ 24
List Price	\$319,900	\$649,000	\$299,900
List Price/SF	\$377.24	\$300.74	\$308.54
Sold Price	\$386,000	\$777,000	\$386,000
Sold Price/SF	\$455.19	\$360.06	\$397.12
Sell/List Ratio	120.7%	119.7%	128.7%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202504512	202504201	202504268
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	27 Costello Drive	1007 Isbister Street	732 Cavalier Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	/ 1971	OL / 1963
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	840 SF	1082 SF	1424 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: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Crawl space, Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stone, Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace	Furnace, Kitchen, Other remarks, Wi	
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dryer, Freezer, Refrigerator, Stove, Washer, Window
Parking	Front Drive Access, No Garage, Parking Pad, Plug-In	Paved Driveway, Rear Drive Access	Parking Pad
Lot Shape		Normal	
Frontage	34 SF	50 SF	50 SF
Depth	102 SF	102 SF	109 SF
Site Influence	Fenced, No Back Lane, Paved Street, Playground Nearby,	Landscape, Paved Street, Shopping Nearby, Public	Back Lane, Playground Nearby, Shopping Nearby, Public
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	\$2,300.32/ 24	\$3,759.54/ 24	\$3,759.54/ 24
List Price	\$289,900	\$349,900	\$319,900
List Price/SF	\$345.12	\$323.38	\$224.65
Sold Price	\$301,500	\$350,000	\$345,000
Sold Price/SF	\$358.93	\$323.48	\$242.28
Sell/List Ratio	104.0%	100.0%	107.8%
DOM	6	7	7



Status	Sold	Sold	Sold
MLS® #	202502332	202503910	202502438
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	14 North Lake Drive	1 Alguire Avenue	984 Cavalier Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1964	OL / 1968
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	1120 SF	1220 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: 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: Y
Basement	Full	Full	3/4, Crawl space
Construction			Wood Frame
Exterior	Stucco	Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Kitchen, Partly, Plumbing, I
Features	Main floor full bathroom, No Pet Home, No Smoking Home,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Hot Tub, No Pet Home, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Single Detached, Front Drive Access	Double Detached, Garage door opener, Rear Drive Access	Double Detached
Lot Shape			Normal
Frontage	54 SF	53 SF	54 SF
Depth	100 SF	102 SF	100 SF
Site Influence	Paved Street, Playground Nearby, Shopping Nearby, Public	Corner, Back Lane, Landscaped deck, Paved Street, Shopping	Fenced, Fruit Trees/Shrubs, 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	\$4,040.40/ 24	\$4,261.43/ 24	\$3,955.14/2024
List Price	\$349,900	\$349,900	\$374,984
List Price/SF	\$312.41	\$286.80	\$360.56
Sold Price	\$400,000	\$418,300	\$402,500
Sold Price/SF	\$357.14	\$342.87	\$387.02
Sell/List Ratio	114.3%	119.5%	107.3%
DOM	7	8	5



Status	Sold	Sold	Sold
MLS® #	202502890	202503492	202503327
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	118 Deloraine Drive	35 Corbett Drive	691 Muriel Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	OL / 1971	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	1040 SF	1120 SF	974 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: 1 HB: 2 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Crawl space
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Laminate, Tile	Laminate
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Roof Coverings,	Kitchen, Roof Coverings, Windows	Bathroom, Exterior, Flooring, Furnac
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom,	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Deck, Hood Fan, Laundry - Main Floor, Main floor full bathroom
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two,	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access, No Garage, Plug-In, Paved Driveway	Front Drive Access	Single Attached
Lot Shape	Normal	Normal	
Frontage	55 SF	55 SF	60 SF
Depth	100 SF	104 SF	0 SF
Site Influence	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, No Back Lane, Park/reserve, Playground	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	\$3,536.98/ 24	\$3,962.09/ 24	\$3,347.99/2024
List Price	\$374,900	\$339,900	\$299,900
List Price/SF	\$360.48	\$303.48	\$307.91
Sold Price	\$371,000	\$353,863	\$300,000
Sold Price/SF	\$356.73	\$315.95	\$308.01
Sell/List Ratio	99.0%	104.1%	100.0%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202503003	202503024	202500714
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	125 Voyageur Avenue	48 Nemy Crescent	51 Sabine Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	OL / 1970	OL / 1974
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bi-Level
Living Area	1040 SF	862 SF	840 SF
Fin Basement	0.00 M2/0 SF	58.06 M2/625 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 2 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		Wood Frame
Exterior	Brick & Siding, Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)			Brick Facing
Fireplace Fuel			Wood
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Completely	Basement, Bathroom, Flooring, Furn
Features	Air Conditioning-Central, Bar dry, Ceiling Fan, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Microwave,	Blinds, Dishwasher, Dryer, Fridges - Two, Microwave, See	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
Parking	Front Drive Access, No Garage, Parking Pad, Plug-In, Paved	Front Drive Access, No Garage, Plug-In, Paved Driveway	Single Detached
Lot Shape			Normal
Frontage	49 SF	0 SF	55 SF
Depth	111 SF	0 SF	105 SF
Site Influence	Fenced, Flat Site, Fruit Trees/Shrubs, No Back Lane,	Corner, Fenced, Low maintenance landscaped,	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	\$3,541.58/ 24	\$3,077.74/2024	\$4,141.08/ 24
List Price	\$349,900	\$319,800	\$349,900
List Price/SF	\$336.44	\$371.00	\$416.55
Sold Price	\$345,000	\$375,000	\$398,000
Sold Price/SF	\$331.73	\$435.03	\$473.81
Sell/List Ratio	98.6%	117.3%	113.7%
DOM	15	7	11



Status	Sold	Sold	Sold
MLS® #	202502764	202502589	202502753
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	730 School Road	866 Vimy Road	40 Lumsden Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1966	/ 2024	OL / 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1060 SF	1760 SF	1096 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Other-Remarks, Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	See remarks, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Exterior, Flooring, Furnac
Features		Closet Organizers, Heat recovery ventilator, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,		Alarm system, Dryer, Freezer, Garage door opener, Garage
Parking	Single Detached	Double Attached	Double Detached, Garage door opener, Insulated garage door, Normal
Lot Shape			
Frontage	40 SF	55 SF	
Depth	209 SF		
Site Influence	Fenced	Golf Nearby, No Back Lane, Playground Nearby, Public	Corner, Fenced, Vegetable Garden, Golf Nearby, 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	\$4,029.21/2024	\$2,024.00/ 0	\$3,067.13/ 24
List Price	\$349,900	\$649,900	\$349,900
List Price/SF	\$330.09	\$369.26	\$319.25
Sold Price	\$362,500	\$630,000	\$349,900
Sold Price/SF	\$341.98	\$357.95	\$319.25
Sell/List Ratio	103.6%	96.9%	100.0%
DOM	1	59	9



Status	Sold	Sold	Sold
MLS® #	202502244	202502075	202501454
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Heritage Park
Address	132 Lake Ridge Road	889 Buchanan Boulevard	3094 Ness Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1969	OL / 1965	OL / 1963
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Bungalow
Living Area	1200 SF	1481 SF	1097 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 1 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
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	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Vinyl, Wood Siding	Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Furnace, Kitchen	Basement, Bathroom, Flooring, Kitchen
Features	High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Main floor full bathroom, No Pet Home, Dishwasher, Dryer, Garage door opener, Garage door opener
Gds Included	Freezer, Refrigerator, Stove, Window Coverings	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access	Double Detached	Double Detached
Lot Shape		Normal	
Frontage	0 SF	50 SF	50 SF
Depth	0 SF	120 SF	100 SF
Site Influence	Landscape	Fenced, Back Lane, Landscape, Paved Street, Playground	Fenced, Back Lane, 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	\$2,901.52/ 24	\$4,330.07/2024	\$3,524.61/2024
List Price	\$279,900	\$399,900	\$419,888
List Price/SF	\$233.25	\$270.02	\$382.76
Sold Price	\$321,000	\$390,000	\$405,000
Sold Price/SF	\$267.50	\$263.34	\$369.19
Sell/List Ratio	114.7%	97.5%	96.5%
DOM	9	10	56



Status	Sold	Sold	Sold
MLS® #	202500810	202500846	202500427
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	654 Parkhill Street	35 Topaz Road	46 Nemy Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1969	OL / 1970
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Seasonal	Year-round	Year-round
Style	Bungalow	Two Storey	Bi-Level
Living Area	962 SF	1180 SF	850 SF
Fin Basement	0.00 M2/0 SF		65.03 M2/700 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 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	Wood Frame	
Exterior	Stucco, Wood Siding	Brick, Vinyl	Stucco, Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Gas	
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring	Flooring, Kitchen, Windows
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, Microwave built in, No Pet	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Double Detached	Single Detached, Front Drive Access, Garage door opener,	Front Drive Access, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	50 SF	31 SF	34 SF
Depth	120 SF	107 SF	
Site Influence	Corner, Fenced, Flat Site, Landscape, Paved Street,	Landscaped patio, Paved Street, Playground Nearby, Shopping	Fenced, Landscaped patio, 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	\$3,289.69/2024	\$3,291.88/ 24	\$3,010.68/2024
List Price	\$349,900	\$319,900	\$269,900
List Price/SF	\$363.72	\$271.10	\$317.53
Sold Price	\$347,000	\$355,500	\$292,500
Sold Price/SF	\$360.71	\$301.27	\$344.12
Sell/List Ratio	99.2%	111.1%	108.4%
DOM	6	6	7



Status	Sold	Sold	Sold
MLS® #	202428419	202428303	202428192
Area/Neighbr	5H/Crestview	5H/Crestview	5H/Crestview
Address	914 Parkhill Street	328 Morgan Crescent	779 Isbister Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1963	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1038 SF	1278 SF	924 SF
Fin Basement	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: 1 HB: 0 EN: N	FB: 1 HB: 2 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	3/4, Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace		Exterior, Flooring, Furnace, Kitchen,
Features	Bar dry, High-Efficiency Furnace, No Pet Home, No Smoking	Air Conditioning-Central, Heat recovery ventilator, Main floor full	High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No
Gds Included	Dryer, Microwave, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dryer, Garage door opener, Garage
Parking	Carport, Front Drive Access	Single Detached, Front Drive Access, Garage door opener,	Single Detached, Garage door opener, Oversized, 240 Volt
Lot Shape	Normal	Normal	
Frontage	50 SF	0 SF	50 SF
Depth	120 SF	0 SF	102 SF
Site Influence	Fenced, Landscaped patio, Shopping Nearby, Public	Fenced, Flat Site, Landscape, Paved Street, Shopping Nearby,	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	\$3,703.44/2024	\$3,939.72/2024	\$3,144.25/2024
List Price	\$344,900	\$339,900	\$319,900
List Price/SF	\$332.27	\$265.96	\$346.21
Sold Price	\$385,914	\$331,000	\$306,000
Sold Price/SF	\$371.79	\$259.00	\$331.17
Sell/List Ratio	111.9%	97.4%	95.7%
DOM	6	19	30



Status	Sold	Sold	Sold
MLS® #	202428128	202428004	202427768
Area/Neighbr	5H/Heritage Park	5H/Crestview	5H/Crestview
Address	764 Setter Street	53 Deerhorn Lane	16 Sandylands Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1973	/ 1967	/ 1967
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	1560 SF	1250 SF	1078 SF
Fin Basement		0.00 M2/0 SF	78.97 M2/850 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
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	Brick & Siding, Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl Plank	Laminate, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen, Other remarks	Bathroom, Kitchen	
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Hood Fan, Main floor full bathroom,	Air Conditioning-Central, Deck, Main floor full bathroom
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Fridges - Two, Microwave, See remarks,	Dryer, Freezer, Garage door opener remote(s), Refrigerator,
Parking	Single Attached	Carport, Front Drive Access	Double Detached
Lot Shape	Normal		Pie Shaped
Frontage	52 SF	60 SF	
Depth	100 SF	120 SF	120 SF
Site Influence	Fenced, Golf Nearby, Landscaped patio, Playground	Corner, Golf Nearby, Landscape, Park/reserve, Paved Street,	Cul-De-Sac, 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	\$5,145.20/2024	\$3,988.87/2024	\$4,547.03/2024
List Price	\$519,900	\$397,900	\$349,900
List Price/SF	\$333.27	\$318.32	\$324.58
Sold Price	\$535,000	\$391,000	\$377,000
Sold Price/SF	\$342.95	\$312.80	\$349.72
Sell/List Ratio	102.9%	98.3%	107.7%
DOM	7	5	7



Status	Sold	Sold	Sold
MLS® #	202427479	202427460	202426363
Area/Neighbr	5H/Heritage Park	5H/Crestview	5H/Crestview
Address	71 Granada Crescent	1015 Buchanan Boulevard	119 Bernadine Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1970	OL / 1969	/ 1971
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	2350 SF	1286 SF	1012 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	83.61 M2/900 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 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
Exterior	Stucco, Wood Siding	Brick, Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Vinyl Plank	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl, Concrete
Foundation	Concrete	Concrete	Shingle
Roof	Shingle	Shingle	
Remodelled		Basement, Completely, Flooring, Ro	Roof Coverings, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Deck, Main floor full
Gds Included	Dryer, Freezer, Refrigerator, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Single Attached	Insulated, Oversized, Parking Pad	Front Drive Access, Paved Driveway
Lot Shape		Normal	Normal
Frontage	0 SF	30 SF	32 SF
Depth	0 SF	120 SF	133 SF
Site Influence	Fenced	Fenced, Back Lane, Low maintenance landscaped,	Fenced, 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	\$4,008.03/ 24	\$2,926.95/2024	\$3,019.15/ 24
List Price	\$484,900	\$369,900	\$264,900
List Price/SF	\$206.34	\$287.64	\$261.76
Sold Price	\$467,500	\$347,000	\$250,000
Sold Price/SF	\$198.94	\$269.83	\$247.04
Sell/List Ratio	96.4%	93.8%	94.4%
DOM	26	46	37



Status	Sold	Sold	Sold
MLS® #	202511245	202509454	202508978
Area/Neighbr	5W/The Oaks	5W/Headingly North	5W/Taylor Farm
Address	59 Four Oaks Cove	22 Hunter's Close	10 SOUTHDOWN Lane
City	Winnipeg	Headingly	Headingly
Age/Yr Built	OL / 2008	/ 2022	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	2105 SF	2127 SF	1839 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: N	FB: 3 HB: 0 EN: Y
Basement	Full	Walkout	Full
Construction	Wood Frame	Concrete	Wood Frame
Exterior	Composite, Stone, Stucco	Other-Remarks, Stone, Stucco	Composite, Stone, Stucco
Fireplace(s)	Tile Facing	Insert	Insert, Stone, Tile Facing
Fireplace Fuel	Gas	Electric	Electric, Gas
Flooring	Tile, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,
Gds Included	Bar Fridge, Dishwashers - Two, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached	Double Attached	Triple Attached, Front Drive Access, Oversized, Paved
Lot Shape	Normal		
Frontage	75 SF	70 SF	72 SF
Depth	0 SF	170 SF	140 SF
Site Influence	Golf Nearby, Paved Lane, Landscape, Landscaped deck,	Corner, Cul-De-Sac, Fenced, Landscape, Landscaped deck	Country Residence, Fenced, Flat Site, Golf Nearby, 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, Septic Tank/L	Septic Tank/Low Pressure Sewer
Gross Tax	\$9,806.46/2024	\$3,468.76/ 24	\$5,043.67/2024
List Price	\$990,000	\$869,400	\$899,900
List Price/SF	\$470.31	\$408.74	\$489.34
Sold Price	\$990,000	\$850,000	\$875,000
Sold Price/SF	\$470.31	\$399.62	\$475.80
Sell/List Ratio	100.0%	97.8%	97.2%
DOM	0	27	4



Status	Sold	Sold	Sold
MLS® #	202507421	202506410	202506418
Area/Neighbr	5W/Headingly North	5W/Monterey Park	5W/Taylor Farm
Address	1081 Simmons Drive	210 Heartland Trail	8 JANAKAS Place
City	Headingly	Headingly	Headingly
Age/Yr Built	OL / 2022	OL / 2007	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1603 SF	1950 SF	1630 SF
Fin Basement	96.25 M2/1,036 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: 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	Stone, Stucco	Brick, Stucco	Composite, Stone, Stucco
Fireplace(s)	Insert	Stone	Other - See remarks
Fireplace Fuel	Electric	Gas	Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, Main floor	Air Conditioning-Central, Bar wet, Cook Top, Deck, Dog run fenced	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6", Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall	Dishwasher, Dryer, Garage door opener, Garage door opener	Double Attached, Front Drive Access, Garage door opener, Pie Shaped
Parking	Triple Attached, Insulated	Triple Attached	72 SF
Lot Shape	Normal	100 SF	200 SF
Frontage	125 SF		
Depth	175 SF		
Site Influence	Country Residence, Flat Site, Landscape, Landscaped deck,	Golf Nearby, Not Fenced, Paved Street, Playground Nearby	Country Residence, Cul-De-Sac, Fenced, Golf Nearby, 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	Septic Tank/Low Pressure Sewer	Septic Tank/Low Pressure Sewer
Gross Tax	\$1,118.88/2024	\$4,851.70/2024	\$4,375.55/2024
List Price	\$699,900	\$589,900	\$734,900
List Price/SF	\$436.62	\$302.51	\$450.86
Sold Price	\$754,000	\$641,000	\$735,230
Sold Price/SF	\$470.37	\$328.72	\$451.06
Sell/List Ratio	107.7%	108.7%	100.0%
DOM	7	8	1



Status	Sold	Sold	Sold
MLS® #	202505694	202504556	202502135
Area/Neighbr	5W/Taylor Farm	5W/Headingley North	5W/Taylor Farm
Address	6 Ammeter Bay	1070 Lyons Street	16 Bresaylor Drive
City	Headingley	Headingley	Headingley
Age/Yr Built	/ 2023	OL / 2022	/ 2023
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	2377 SF	1535 SF	2258 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: 2 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Composite	Metal, Stone, Stucco
Fireplace(s)	Stone		Insert
Fireplace Fuel	Electric		Electric
Flooring	Wall-to-wall carpet, Laminate	Laminate, Tile	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Central Exhaust, Deck, Heat	Air Conditioning-Central, Laundry - Main Floor, No Smoking Home, Blinds, Dishwasher, Dryer, Garage door opener, Garage	Air Conditioning-Central, Engineered Floor Joist, Exterior
Gds Included			
Parking	Double Attached, Front Drive Access, Oversized	Triple Attached	Triple Attached
Lot Shape		Normal	Pie Shaped
Frontage	90 SF	124 SF	
Depth			156 SF
Site Influence	Cul-De-Sac, Golf Nearby, Landscape, Landscaped deck,	Fenced, Golf Nearby	Flat Site, Golf Nearby, 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	Septic Tank/Low Pressure Sewer	Septic Tank/Low Pressure Sewer	Municipal/Community, Holding Tank
Gross Tax	\$0.00/2024	\$4,379.64/ 24	\$0.00/2024
List Price	\$1,159,900	\$699,900	\$997,900
List Price/SF	\$487.97	\$455.96	\$441.94
Sold Price	\$1,100,000	\$741,070	\$985,000
Sold Price/SF	\$462.77	\$482.78	\$436.23
Sell/List Ratio	94.8%	105.9%	98.7%
DOM	43	10	79



Status	Sold	Sold	Sold
MLS® #	202501862	202501584	202428095
Area/Neighbr	5W/Headingley North	5W/Taylor Farm	5W/Headingley North
Address	53 Killberry Crescent	82 Killberry Crescent	14 Hunter's Close
City	Headingley	Headingley	Headingley
Age/Yr Built	/ 2024	/ 2024	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1632 SF	2082 SF	1832 SF
Fin Basement		140.28 M2/1,510 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 4 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full, Walkout	Walkout
Construction	Wood Frame	Wood Frame	Concrete
Exterior	Stucco, Vinyl	Composite, Stucco	Other-Remarks, Stone, Stucco
Fireplace(s)	Insert	Glass Door	Insert
Fireplace Fuel	Electric	Electric, Gas	Electric
Flooring	Tile, Vinyl	See remarks	Wall-to-wall carpet, Laminate, See re
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Engineered Floor Joist,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
Gds Included	Dishwasher, Garage door opener, Garage door opener	Alarm system, Bar Fridge, Blinds, Dishwashers - Two,	
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Triple Attached
Lot Shape		Normal	
Frontage	70 SF	74 SF	78 SF
Depth		175 SF	170 SF
Site Influence	Shopping Nearby	Golf Nearby, Lakefront, Lake View, Landscape, Park/reserve,	Corner, Cul-De-Sac, Golf Nearby, 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, Septic Tank/L	Municipal/Community, Septic Tank/L	Septic Tank/Low Pressure Sewer
Gross Tax	\$0.00/2025	\$0.00/ 25	\$0.00/2024
List Price	\$769,650	\$1,252,584	\$769,800
List Price/SF	\$471.60	\$601.63	\$420.20
Sold Price	\$745,000	\$1,252,584	\$738,000
Sold Price/SF	\$456.50	\$601.63	\$402.84
Sell/List Ratio	96.8%	100.0%	95.9%
DOM	44	25	4



Status	Sold	Sold	Sold
MLS® #	202427029	202426586	202507572
Area/Neighbr	5W/The Oaks	5W/Taylor Farm	5W/Taylor Farm
Address	14 Blue Oaks Cove	2 Ammeter Bay	23 CURRY Drive
City	Winnipeg	Headingley	Headingley
Age/Yr Built	OL / 2012	/ 2023	OL / 2023
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	2000 SF	2102 SF	2030 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: 5
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
Exterior	Stone, Stucco	Brick, Stucco, Wood Siding	Composite, Stone, Stucco
Fireplace(s)	Free-standing	Insert	Tile Facing
Fireplace Fuel	Electric, Gas	Electric	Electric
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Barbecue, built in, Heat recovery	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Bar Fridge, Blinds, Dishwasher, Microwave,	Alarm system, Blinds, Dishwasher, Dryers - Two,
Parking	Triple Attached, Heated, Insulated	Triple Attached	Triple Attached, Heated, Insulated, Oversized, Paved
Lot Shape			Normal
Frontage	54 SF	78 SF	91 SF
Depth	194 SF	180 SF	
Site Influence	Cul-De-Sac, Fenced, Golf Nearby, Landscape, Landscaped	Corner, Cul-De-Sac, Flat Site, Golf Nearby, Landscaped deck,	Country Residence, Fenced, Golf Nearby, Landscape, Landscaped
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	Septic Tank/Low Pressure Sewer	Septic Tank/Low Pressure Sewer
Gross Tax	\$9,875.61/2024	\$0.00/2024	\$6,679.53/2024
List Price	\$999,900	\$999,900	\$1,250,000
List Price/SF	\$499.95	\$475.69	\$615.76
Sold Price	\$940,000	\$985,000	\$1,200,000
Sold Price/SF	\$470.00	\$468.60	\$591.13
Sell/List Ratio	94.0%	98.5%	96.0%
DOM	19	42	0



Status	Sold	Sold	Sold
MLS® #	202514383	202512801	202512754
Area/Neighbr	5W/Taylor Farm	9A/Exchange District	9A/Exchange District
Address	29 FETTERLY Way	370 Alexander Avenue	368 Alexander Avenue
City	Headingley	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	/ 2017	OL / 2017
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bi-Level
Living Area	1803 SF	953 SF	963 SF
Fin Basement	0.00 M2/0 SF	78.69 M2/847 SF	71.44 M2/769 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Composite, Stone, Stucco	Stucco	Stucco
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Wood	Laminate	Laminate
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Engineered Floor Joist, Exterior		
Gds Included		Refrigerator	
Parking	Triple Attached, Front Drive Access, Garage door opener,	Carport	Single Attached
Lot Shape	Normal		
Frontage	59 SF	0 SF	0 SF
Depth		0 SF	0 SF
Site Influence	Country Residence, Fenced, Vegetable Garden, Landscaped	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	Septic Tank/Low Pressure Sewer	Municipal/Community	Municipal/Community
Gross Tax	\$5,061.48/2024	\$2,754.83/ 24	\$2,754.83/ 24
List Price	\$900,000	\$269,000	\$269,000
List Price/SF	\$499.17	\$282.27	\$279.34
Sold Price	\$900,000	\$235,000	\$235,000
Sold Price/SF	\$499.17	\$246.59	\$244.03
Sell/List Ratio	100.0%	87.4%	87.4%
DOM	0	0	0