



Status	Sold	Sold	Sold
MLS® #	202515425	202516795	202515067
Area/Neighbr	1A/Riverview	1B/Crescentwood	1B/Crescentwood
Address	389 Brandon Avenue	1037 Jessie Avenue	921 Dudley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1946	OL / 1936
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	One and a Half	One and a Half
Living Area	1120 SF	930 SF	996 SF
Fin Basement	0.00 M2/0 SF	74.32 M2/800 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Wood Siding	Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Windows	Basement, Bathroom, Flooring, Kitc
Features		Main floor full bathroom	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No
Gds Included		Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	No Garage	None	Double Detached, Parking Pad
Lot Shape	Normal		Normal
Frontage	25 SF	30 SF	33 SF
Depth	110 SF	0 SF	
Site Influence	Flat Site, Paved Street, Playground Nearby, Shopping	Landscape, Public Transportation	Corner, Fenced, Back Lane, Paved Lane, Paved Street,
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,624.65/ 24	\$2,861.66/ 24	\$2,953.89/ 24
List Price	\$224,900	\$329,900	\$389,900
List Price/SF	\$200.80	\$354.73	\$391.47
Sold Price	\$221,000	\$344,000	\$469,000
Sold Price/SF	\$197.32	\$369.89	\$470.88
Sell/List Ratio	98.3%	104.3%	120.3%
DOM	9	2	11



Status	Sold	Sold	Sold
MLS® #	202516822	202516394	202515807
Area/Neighbr	1E/Tuxedo	1G/Charleswood	1G/Charleswood
Address	514 Laidlaw Boulevard	641 Fairmont Road	739 Pepperloaf Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	/ 1958	OL / 1964
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey Split
Living Area	3140 SF	1013 SF	2401 SF
Fin Basement	0.00 M2/0 SF	92.90 M2/1,000 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 5	BDA: 5 TBD: 6
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Composite, Stucco	Composite, Wood Siding	Wood Siding
Fireplace(s)	Insert		Brick Facing, Other - See remarks
Fireplace Fuel	Electric		Wood
Flooring	Tile, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Wood
Foundation	Concrete, Piled	Concrete, Piled	Not known
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Completely, E	
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace, Dishwasher, Dryer, Freezer, Garage door opener, Microwave,
Gds Included			Garage door opener, Microwave, Double Detached
Parking	Triple Attached, Front Drive Access, Garage door opener,	Double Detached, Front Drive Access, Heated, Insulated	
Lot Shape	Normal	Normal	
Frontage	75 SF	60 SF	110 SF
Depth	120 SF	355 SF	194 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Low maintenance landscaped, Landscape,	Vegetable Garden, Playground Nearby
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	\$13,735.19/ 24	\$4,664.20/2024	\$5,411.84/2024
List Price	\$2,075,000	\$559,900	\$649,900
List Price/SF	\$660.83	\$552.71	\$270.68
Sold Price	\$2,075,000	\$575,000	\$667,390
Sold Price/SF	\$660.83	\$567.62	\$277.96
Sell/List Ratio	100.0%	102.7%	102.7%
DOM	0	8	12



Status	Sold	Sold	Sold
MLS® #	202516523	202516287	202516292
Area/Neighbr	1Jw/West Fort Garry	1K/Fort Richmond	1P/Whyte Ridge
Address	129 Marshall Crescent	1069 Kilkenny Drive	132 Vanderbilt Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	/ 1978	/ 1998
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1036 SF	1356 SF	2200 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: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full, Walkout
Construction	Wood Frame		
Exterior	Brick, Stucco	Brick, Stucco	Stucco
Fireplace(s)		Brick Facing	Tile Facing
Fireplace Fuel		Gas	Gas
Flooring	Wood	Wall-to-wall carpet, Vinyl	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Wood/shingles
Remodelled	Kitchen, Other remarks, Roof Coveri	Roof Coverings	Flooring
Features	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace, Bar Fridge, Blinds, Dishwashers
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Freezer, Stove, Washer, Window	- Two, Dryer, Freezer, Garage
Parking	Single Detached	Double Attached, Front Drive Access	Double Attached
Lot Shape		Irregular	
Frontage	55 SF	65 SF	0 SF
Depth	110 SF	200 SF	0 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby, Public	Golf Nearby, Paved Street, Shopping Nearby, Public	Lakefront, Lake View, Landscaped deck, 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	Municipal/Community	Municipal/Community
Gross Tax	\$3,616.73/ 24	\$4,084.48/ 24	\$9,048.92/ 24
List Price	\$389,900	\$439,900	\$939,900
List Price/SF	\$376.35	\$324.41	\$427.23
Sold Price	\$415,000	\$435,000	\$1,062,000
Sold Price/SF	\$400.58	\$320.80	\$482.73
Sell/List Ratio	106.4%	98.9%	113.0%
DOM	4	4	7



Status	Sold	Sold	Sold
MLS® #	202516358	202513932	202516241
Area/Neighbr	2C/Norberry	2G/Windsor Park	2J/Island Lakes
Address	19 Bronstone Boulevard	60 Vincent Massey Boulevard	155 Henry Dormer Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1955	/ 1961	OL / 2003
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-3 Level	Cab-Over
Living Area	969 SF	1060 SF	1700 SF
Fin Basement	0.00 M2/0 SF	41.81 M2/450 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: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Glass Door		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Wood	Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen, Roof Coverings,	Bathroom, Electrical, Flooring, Kitch	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Hood Fan, No Smoking Home	Air Conditioning-Central, Deck, Hot Tub, Main floor full bathroom,
Gds Included	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,
Parking	Single Detached, Garage door opener, Parking Pad, Rear Drive	Double Detached, Front Drive Access, Paved Driveway,	Double Attached, Garage door opener
Lot Shape	Normal	Normal	Normal
Frontage	52 SF	52 SF	
Depth	103 SF	105 SF	
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped deck, Park/reserve,	Fenced, 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	\$4,346.37/2024	\$3,891.16/2024	\$4,928.91/ 24
List Price	\$419,900	\$359,500	\$439,900
List Price/SF	\$433.33	\$339.15	\$258.76
Sold Price	\$470,000	\$350,000	\$460,000
Sold Price/SF	\$485.04	\$330.19	\$270.59
Sell/List Ratio	111.9%	97.4%	104.6%
DOM	9	32	10



Status	Sold	Sold	Sold
MLS® #	202515363	202512997	202514819
Area/Neighbr	3H/All Season Estates	3K/Mission Gardens	3L/West Transcona
Address	916 Mclvor Avenue	18 Balaban Place	220 Ralph Avenue W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1988	OL / 1978	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	1463 SF	1114 SF	1241 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick, Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Glass Door		Brick Facing
Fireplace Fuel	Gas		Electric
Flooring	Vinyl Plank, Wood	Laminate, Vinyl	Laminate, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Kitchen	
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, Bar wet, Microwave built in, Monitored	Air Conditioning-Central, Bar wet, Ceiling Fan, Closet Organizers,
Gds Included	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Insulated	Double Detached	Single Attached, Garage door opener, Parking Pad, Rear Drive
Lot Shape			Normal
Frontage	0 SF	0 SF	49 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Fenced, Flat Site, Paved Lane, No Back Lane	Fenced, Landscaped patio, Park/reserve, Playground	Fenced, Paved Lane, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,024.71/ 25	\$3,846.37/ 24	\$3,585.95/ 24
List Price	\$569,900	\$374,900	\$349,900
List Price/SF	\$389.54	\$336.54	\$281.95
Sold Price	\$600,000	\$367,000	\$342,500
Sold Price/SF	\$410.12	\$329.44	\$275.99
Sell/List Ratio	105.3%	97.9%	97.9%
DOM	10	40	20



Status	Sold	Sold	Sold
MLS® #	202516926	202515628	202516230
Area/Neighbr	4A/North End	4D/West Kildonan	5E/Deer Lodge
Address	402 Redwood Avenue	456 Semple Avenue	377 Guildford Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1905	OL / 1953	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	940 SF	862 SF	1164 SF
Fin Basement	0.00 M2/0 SF	71.07 M2/765 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 4 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	Vinyl	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Vinyl
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Electrical, Flooring, Furn:	
Features		High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Air Conditioning-Central, High-Efficiency Furnace, Main Dishwasher, Dryer, Garage door opener, Garage door opener
Gds Included		Single Detached	Single Detached
Parking	Unpaved Driveway		
Lot Shape		Normal	Normal
Frontage	0 SF	50 SF	50 SF
Depth	0 SF	123 SF	112 SF
Site Influence	Shopping Nearby, Public Transportation	Vegetable Garden, Back Lane, Paved Lane, Landscape, Paved	Fenced, Golf Nearby, Back Lane, Paved Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,800.00/2024	\$3,576.99/ 24	\$3,636.48/ 24
List Price	\$124,999	\$379,900	\$324,900
List Price/SF	\$132.98	\$440.72	\$279.12
Sold Price	\$124,500	\$380,000	\$310,000
Sold Price/SF	\$132.45	\$440.84	\$266.32
Sell/List Ratio	99.6%	100.0%	95.4%
DOM	0	9	7



Status	Sold
MLS® #	202516069
Area/Neighbr	5E/St James
Address	364 Marjorie Street
City	Winnipeg
Age/Yr Built	OL / 1949
Type	Single Family Detached
Use	Year-round
Style	One and a Half
Living Area	931 SF
Fin Basement	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N
Basement	Full
Construction	
Exterior	Vinyl
Fireplace(s)	
Fireplace Fuel	
Flooring	Wall-to-wall carpet, Laminate
Foundation	Concrete
Roof	Shingle
Remodelled	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Single Attached
Lot Shape	Normal
Frontage	0 SF
Depth	0 SF
Site Influence	Flat Site, Back Lane, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air
Heating Fuel	Natural gas
Water	Municipal/Community
Sewer	Municipal/Community
Gross Tax	\$3,021.46/ 24
List Price	\$319,900
List Price/SF	\$343.61
Sold Price	\$308,000
Sold Price/SF	\$330.83
Sell/List Ratio	96.3%
DOM	8