



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503496	202503390	202502694
<b>Area/Neighbr</b>	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
<b>Address</b>	528 Springfield Road	216 Broad Bay	377 McLeod Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1989	OL / 1960	OL / 1960
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1080 SF	1050 SF	1072 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco, Wood Siding	Brick & Siding, Stucco	Brick, Stucco, Wood Siding
<b>Fireplace(s)</b>		Other - See remarks	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Furnace, Kitchen, Window	Furnace	Bathroom, Furnace, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Accessibility Features – See Remarks, Air
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer, Window Coverings
<b>Parking</b>	Double Detached	Single Attached, Front Drive Access, Garage door opener	Single Detached, Plug-In, Paved Driveway
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	58 SF	40 SF
<b>Depth</b>	0 SF		0 SF
<b>Site Influence</b>	Fenced, Paved Lane, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Landscaped deck, No Back Lane, Paved	Fenced, Golf Nearby, Back Lane, Low maintenance
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,167.00/ 24	\$3,680.96/ 24	\$3,296.00/ 24
<b>List Price</b>	\$439,900	\$329,900	\$329,900
<b>List Price/SF</b>	\$407.31	\$314.19	\$307.74
<b>Sold Price</b>	\$432,500	\$399,216	\$360,000
<b>Sold Price/SF</b>	\$400.46	\$380.21	\$335.82
<b>Sell/List Ratio</b>	98.3%	121.0%	109.1%
<b>DOM</b>	66	10	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502287	202502037	202501619
<b>Area/Neighbr</b>	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
<b>Address</b>	408 Oakland Avenue	473 Paufeld Drive	86 Cameo Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1957	/ 1971	OL / 1964
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1042 SF	1222 SF	2185 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Stucco	Stucco, Wood Siding	Brick, Wood Siding
<b>Fireplace(s)</b>		Stone	Brick Facing
<b>Fireplace Fuel</b>		Wood	Wood
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Vinyl Plank, Wood	Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Completely	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, Main floor full bathroom,	Air Conditioning-Central, Bar wet, Barbecue, built in, Laundry -
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Microwave, Storage Shed,	Bar Fridge, Blinds, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Front Drive Access, Garage door opener	Front Drive Access	Double Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	54 SF	0 SF	60 SF
<b>Depth</b>	98 SF	0 SF	118 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Landscaped deck, No Back Lane, Paved Street, Public	Fenced, Flat Site, Fruit Trees/Shrubs, Vegetable Garden,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,757.47/2024	\$4,114.47/2024	\$5,954.97/ 24
<b>List Price</b>	\$344,900	\$449,900	\$619,900
<b>List Price/SF</b>	\$331.00	\$368.17	\$283.71
<b>Sold Price</b>	\$344,900	\$442,000	\$670,000
<b>Sold Price/SF</b>	\$331.00	\$361.70	\$306.64
<b>Sell/List Ratio</b>	100.0%	98.2%	108.1%
<b>DOM</b>	6	42	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501280	202501151	202427317
<b>Area/Neighbr</b>	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
<b>Address</b>	7 Elaine Place	574 Oakland Avenue	10 Rowe Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1968	OL / 1957	OL / 1937
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-4 Level	Bungalow	One and a Half
<b>Living Area</b>	1665 SF	1073 SF	1032 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full, See remarks	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stone, Stucco	Brick & Siding, Stucco	Stone, Stucco
<b>Fireplace(s)</b>		Glass Door	Stone
<b>Fireplace Fuel</b>		Wood	Wood
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Not known, Stone
<b>Roof</b>	Shingle	Shingle	Metal
<b>Remodelled</b>	Furnace, Roof Coverings, Windows		Electrical, Furnace, Roof Coverings
<b>Features</b>	Air Conditioning-Central, No Pet Home, No Smoking Home,		Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage		Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Single Detached	Single Detached, Workshop
<b>Lot Shape</b>	Reverse Pie		
<b>Frontage</b>		0 SF	35 SF
<b>Depth</b>		0 SF	121 SF
<b>Site Influence</b>	Landscaped patio, No Back Lane, Paved Street, Playground	Fenced, Paved Lane, Low maintenance landscaped,	Corner, Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,458.18/2024	\$4,060.37/2024	\$3,023.48/ 24
<b>List Price</b>	\$489,900	\$444,900	\$309,900
<b>List Price/SF</b>	\$294.23	\$414.63	\$300.29
<b>Sold Price</b>	\$520,000	\$440,000	\$281,500
<b>Sold Price/SF</b>	\$312.31	\$410.07	\$272.77
<b>Sell/List Ratio</b>	106.1%	98.9%	90.8%
<b>DOM</b>	8	0	39



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513533	202513667	202512887
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	1664 Rothesay Street	239 Knowles Avenue	38 Morningmead Walk
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1976	OL / 1966	OL / 1974
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1127 SF	808 SF	1076 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Concrete	
<b>Exterior</b>	Stone, Stucco	Stucco, Wood Siding	Stucco, Wood Siding
<b>Fireplace(s)</b>			Brick Facing, Insert
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Vinyl	Laminate, Tile, Vinyl Plank	Laminate, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Roof Coverings, Windows	Basement, Exterior, Flooring, Roof C	Basement, Kitchen, Roof Coverings
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Detached, Garage door opener, Rear Drive Access	Double Detached, Oversized	Single Detached, Front Drive Access, Garage door opener, Normal
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	30 SF	50 SF	52 SF
<b>Depth</b>	122 SF	122 SF	106 SF
<b>Site Influence</b>	Fenced, Flat Site, Golf Nearby, Paved Lane, Paved Street,	Vegetable Garden, Golf Nearby, Low maintenance landscaped,	Fenced, Landscape, No Back Lane, Paved Street, Playground
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,086.09/ 24	\$3,755.18/ 24	\$3,931.34/ 24
<b>List Price</b>	\$349,900	\$349,900	\$399,900
<b>List Price/SF</b>	\$310.47	\$433.04	\$371.65
<b>Sold Price</b>	\$349,900	\$436,000	\$457,000
<b>Sold Price/SF</b>	\$310.47	\$539.60	\$424.72
<b>Sell/List Ratio</b>	100.0%	124.6%	114.3%
<b>DOM</b>	3	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202512949	202511206	202511187
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	67 Pennefather Bay	57 Leatherwood Crescent	275 STROOD Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1976	OL / 1981	/ 1979
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	1432 SF	702 SF	1110 SF
<b>Fin Basement</b>	108.79 M2/1,171 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Stucco	Vinyl, Wood Siding
<b>Fireplace(s)</b>	Other - See remarks	Stove	Stone
<b>Fireplace Fuel</b>	Wood	Wood	Gas
<b>Flooring</b>	Tile, Wood	Vinyl, Vinyl Plank	Vinyl Plank, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Wood/shingles	Shingle
<b>Remodelled</b>		Bathroom, Exterior, Flooring, Kitchen	Basement, Bathroom, Exterior, Floor
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Patio,	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Single Detached	Double Detached, Front & Rear Drive Access, Garage door
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	59 SF	35 SF	70 SF
<b>Depth</b>	100 SF	97 SF	156 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Back Lane, Landscape, Playground Nearby, Private Yard,	Fenced, Low maintenance landscaped, Landscaped deck, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,058.40/2025	\$3,261.48/2024	\$4,651.44/2024
<b>List Price</b>	\$479,900	\$309,000	\$439,900
<b>List Price/SF</b>	\$335.13	\$440.17	\$396.31
<b>Sold Price</b>	\$550,000	\$433,000	\$550,000
<b>Sold Price/SF</b>	\$384.08	\$616.81	\$495.50
<b>Sell/List Ratio</b>	114.6%	140.1%	125.0%
<b>DOM</b>	7	7	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510887	202510581	202510359
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	257 Bonner Avenue	73 Edkar Crescent	338 Emerson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1987	OL / 1979	OL / 1981
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1672 SF	920 SF	1283 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Stucco	Brick, Cedar, Stucco	Stone, Vinyl
<b>Fireplace(s)</b>	Brick Facing	Brick Facing	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings	Bathroom, Electrical, Partly, Plumbin	Bathroom, Kitchen
<b>Features</b>	Air Conditioning-Central, Bar wet, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Deck, Main floor full bathroom, Sunroom
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,
<b>Parking</b>	Double Attached	Front Drive Access, No Garage, Plug-In, Paved Driveway	Double Attached, Front Drive Access, Garage door opener, Normal
<b>Lot Shape</b>			
<b>Frontage</b>	55 SF		50 SF
<b>Depth</b>	126 SF		114 SF
<b>Site Influence</b>	Landscaped deck, Park/reserve, Shopping Nearby, Sloping Lot,	Fenced, Golf Nearby, Landscape, No Back Lane,	Fenced, Landscaped deck, No Back Lane, Park/reserve,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,893.00/2024	\$2,324.45/2024	\$4,631.43/ 24
<b>List Price</b>	\$569,900	\$299,900	\$389,900
<b>List Price/SF</b>	\$340.85	\$325.98	\$303.90
<b>Sold Price</b>	\$650,000	\$300,000	\$475,000
<b>Sold Price/SF</b>	\$388.76	\$326.09	\$370.23
<b>Sell/List Ratio</b>	114.1%	100.0%	121.8%
<b>DOM</b>	8	7	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509959	202510099	202509750
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	341 Douglas Avenue	152 Emerson Avenue	70 Evenlea Walk
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1971	OL / 1978	OL / 1976
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	1166 SF	825 SF	1332 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Vinyl	Brick & Siding, Stucco	Brick & Siding, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Patio		Air Conditioning-Central, Deck, Heat recovery ventilator, Main
<b>Gds Included</b>	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Refrigerator, Washer	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door
<b>Parking</b>	Single Detached, Front Drive Access	Front Drive Access	Double Detached, Front Drive Access, Garage door opener
<b>Lot Shape</b>			
<b>Frontage</b>	54 SF	50 SF	59 SF
<b>Depth</b>	143 SF	122 SF	120 SF
<b>Site Influence</b>	Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground	Other/remarks	Low maintenance landscaped, Landscaped deck, No Back
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,934.43/2024	\$3,862.12/2024	\$4,460.99/2024
<b>List Price</b>	\$389,900	\$289,900	\$429,900
<b>List Price/SF</b>	\$334.39	\$351.39	\$322.75
<b>Sold Price</b>	\$382,500	\$315,000	\$412,500
<b>Sold Price/SF</b>	\$328.04	\$381.82	\$309.68
<b>Sell/List Ratio</b>	98.1%	108.7%	96.0%
<b>DOM</b>	9	17	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509821	202509237	202509150
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	6 Autumnlea Path	2 Jack Hawthorn Bay	450 Knowles Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1974	OL / 1978	OL / 1977
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey Split	Bungalow
<b>Living Area</b>	1076 SF	1950 SF	960 SF
<b>Fin Basement</b>	0.00 M2/0 SF	90.58 M2/975 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Brick, Stucco	Brick & Siding, Stucco
<b>Fireplace(s)</b>	Free-standing, Stone	Brick Facing	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Electrical, Flooring, Furnace, Kitchen, Roof, Windows	Roof Coverings, Windows	Roof Coverings
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, Deck, Garburator, Hood Fan,	Air Conditioning-Central, Ceiling Fan, Main floor full bathroom
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Tandem Garage	Double Attached, Front Drive Access, Garage door opener,	Single Detached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Pie Shaped	Normal
<b>Frontage</b>	55 SF		55 SF
<b>Depth</b>	106 SF		100 SF
<b>Site Influence</b>	Fenced, No Back Lane, Paved Street, Playground Nearby, Tree	Fruit Trees/Shrubs, No Back Lane, Paved Street, Playground	Fenced, Landscape, No Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,125.28/ 24	\$5,226.80/ 24	\$3,789.93/ 24
<b>List Price</b>	\$399,900	\$479,900	\$349,900
<b>List Price/SF</b>	\$371.65	\$246.10	\$364.48
<b>Sold Price</b>	\$450,000	\$555,000	\$408,000
<b>Sold Price/SF</b>	\$418.22	\$284.62	\$425.00
<b>Sell/List Ratio</b>	112.5%	115.6%	116.6%
<b>DOM</b>	7	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508972	202506946	202507368
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	309 Knowles Avenue	658 McIvor Avenue	184 Pentland Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1955	OL / 1966	/ 1975
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	855 SF	1337 SF	1084 SF
<b>Fin Basement</b>	74.32 M2/800 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Stone, Stucco, Wood Siding	Brick, Stucco
<b>Fireplace(s)</b>		Insert, Stone	
<b>Fireplace Fuel</b>		Electric, Wood	
<b>Flooring</b>	Laminate, Wood	Wood	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Kitchen, Roof Coverings, V		Other remarks
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Bar wet, No Pet Home, No Smoking Home, Sauna	Air Conditioning-Central, Cook Top, Deck, Microwave built in
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dryer, Garage door opener, Garage door opener	Dryer, Microwave, Refrigerator, Storage Shed, Washer
<b>Parking</b>	Single Detached	Single Attached, Front & Rear Drive Access, Garage door	Front Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	70 SF	100 SF	29 SF
<b>Depth</b>	122 SF	209 SF	99 SF
<b>Site Influence</b>	Vegetable Garden, Landscape, Paved Street, Playground Nearby	Back Lane, Park/reserve, Playground Nearby, Shopping	Fenced, Landscape, Landscaped deck
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,677.82/2024	\$4,903.21/ 24	\$2,891.36/2024
<b>List Price</b>	\$399,900	\$474,900	\$259,900
<b>List Price/SF</b>	\$467.72	\$355.20	\$239.76
<b>Sold Price</b>	\$450,000	\$501,000	\$253,700
<b>Sold Price/SF</b>	\$526.32	\$374.72	\$234.04
<b>Sell/List Ratio</b>	112.5%	105.5%	97.6%
<b>DOM</b>	9	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507020	202502728	202506544
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	2029 Rothesay Street	42 Reiny Drive	248 McIvor Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1983	OL / 1976	/ 1940
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	One and a Half
<b>Living Area</b>	1328 SF	1878 SF	1146 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	16.72 M2/180 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 2 HB: 2 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	3/4
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Stone, Stucco	Vinyl
<b>Fireplace(s)</b>	Other - See remarks	Brick Facing	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Roof Coverings, Windows	Kitchen
<b>Features</b>	Air Conditioning-Central, Deck, Hood Fan, No Smoking Home	Air Conditioning-Central, Deck, Sump Pump, Sunroom	Air Conditioning-Central, Closet Organizers, High-Efficiency
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Play
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Insulated, Oversized	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	56 SF	0 SF	68 SF
<b>Depth</b>	130 SF	0 SF	110 SF
<b>Site Influence</b>	Creek, Fenced, No Back Lane, Park/reserve, Paved Street,	No Back Lane, Playground Nearby, Private Yard, Shopping	Corner, Fenced, Flat Site, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,640.68/ 24	\$4,909.26/ 24	\$3,718.00/ 24
<b>List Price</b>	\$489,900	\$474,900	\$399,900
<b>List Price/SF</b>	\$368.90	\$252.88	\$348.95
<b>Sold Price</b>	\$488,000	\$515,000	\$400,000
<b>Sold Price/SF</b>	\$367.47	\$274.23	\$349.04
<b>Sell/List Ratio</b>	99.6%	108.4%	100.0%
<b>DOM</b>	6	8	32



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504375	202505998	202506063
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	259 Gilmore Avenue	14 Placid Cove	520 Glenway Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1960	/ 1976	OL / 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1063 SF	1700 SF	2086 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick & Siding, Stucco	Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Stove	Glass Door	Insert
<b>Fireplace Fuel</b>	Wood	Gas	Electric
<b>Flooring</b>	Laminate, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Garage, Insulati	Furnace, Roof Coverings, Windows	
<b>Features</b>	Ceiling Fan, Main floor full bathroom, No Pet Home, No	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,	Blinds, Dishwashers - Two, Dryers - Two, Fridges - Two,
<b>Parking</b>	Single Detached, Front Drive Access, Paved Driveway	Double Attached	Double Attached
<b>Lot Shape</b>	Normal	Irregular	
<b>Frontage</b>	54 SF	0 SF	50 SF
<b>Depth</b>	156 SF	0 SF	122 SF
<b>Site Influence</b>	Fenced, Landscape, Shopping Nearby, Public Transportation	Cul-De-Sac, Fenced, Landscaped deck, Playground	Fenced, Landscape, No Back Lane, No Through Road, Baseboard, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Baseboard, Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric, Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,595.20/ 24	\$4,865.00/2024	\$6,567.86/ 24
<b>List Price</b>	\$399,900	\$569,900	\$698,800
<b>List Price/SF</b>	\$376.20	\$335.24	\$335.00
<b>Sold Price</b>	\$467,000	\$577,500	\$675,000
<b>Sold Price/SF</b>	\$439.32	\$339.71	\$323.59
<b>Sell/List Ratio</b>	116.8%	101.3%	96.6%
<b>DOM</b>	7	7	30



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505996	202505676	202505084
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	505 Emerson Avenue	279 Bonner Avenue	31 Kayhans Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1977	/ 1961	OL / 1979
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1300 SF	973 SF	1290 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Wood Siding	Stucco, Wood Siding	Brick, Stucco
<b>Fireplace(s)</b>	Brick Facing		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile	Wall-to-wall carpet, Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Flooring, Furnac		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace,		Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dryer, Microwave, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Front Drive Access	Single Attached	Single Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	58 SF	50 SF	54 SF
<b>Depth</b>	122 SF	368 SF	118 SF
<b>Site Influence</b>	Fenced, Landscaped patio, Paved Street, Playground	Other/remarks	Fenced, Landscape, No Back Lane, No Through Road,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,384.00/2024	\$4,068.00/ 24	\$4,876.42/2024
<b>List Price</b>	\$439,900	\$359,900	\$499,900
<b>List Price/SF</b>	\$338.38	\$369.89	\$387.52
<b>Sold Price</b>	\$470,505	\$365,000	\$490,000
<b>Sold Price/SF</b>	\$361.93	\$375.13	\$379.84
<b>Sell/List Ratio</b>	107.0%	101.4%	98.0%
<b>DOM</b>	11	11	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503780	202504554	202505244
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	271 Douglas Avenue E	14 Chornick Drive	102 Stoneham Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1960	OL / 1975	OL / 1979
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Split-3 Level	Two Storey
<b>Living Area</b>	1152 SF	1076 SF	1360 SF
<b>Fin Basement</b>	0.00 M2/0 SF	92.90 M2/1,000 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Partial, Slab	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Brick, Stucco, Wood Siding	Brick & Siding
<b>Fireplace(s)</b>		Brick Facing	Brick Facing, Glass Door
<b>Fireplace Fuel</b>		Wood	Wood
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom	Other remarks	Basement, Bathroom, Kitchen, Roof
<b>Features</b>	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, No Smoking Home	Air Conditioning-Central, High-Efficiency Furnace, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Detached	Front Drive Access, Parking Pad	Double Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	69 SF	0 SF	55 SF
<b>Depth</b>	135 SF	0 SF	101 SF
<b>Site Influence</b>	Corner, Fenced, Flat Site, Back Lane, Landscaped deck,	Fenced, Park/reserve, Playground Nearby, Shopping	Fenced, No Back Lane, No Through Road, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,763.75/2024	\$3,844.00/ 24	\$4,060.37/ 24
<b>List Price</b>	\$334,900	\$369,900	\$499,900
<b>List Price/SF</b>	\$290.71	\$343.77	\$367.57
<b>Sold Price</b>	\$320,000	\$415,800	\$605,102
<b>Sold Price/SF</b>	\$277.78	\$386.43	\$444.93
<b>Sell/List Ratio</b>	95.6%	112.4%	121.0%
<b>DOM</b>	10	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505081	202505074	202504484
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/North Kildonan
<b>Address</b>	18 Rachel Street	10 Arbroath Drive	1893 Rothesay Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1976	OL / 1993	/ 1984
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-4 Level	One and a Half	Bungalow
<b>Living Area</b>	1528 SF	1476 SF	1336 SF
<b>Fin Basement</b>	30.19 M2/325 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Vinyl	Brick, Stucco
<b>Fireplace(s)</b>	Stone	Corner	Free-standing
<b>Fireplace Fuel</b>	Gas	Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Kitchen, Roof Coverings,		Roof Coverings
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Patio,	Air Conditioning-Central, No Smoking Home, Vacuum
<b>Gds Included</b>	Dishwasher, Refrigerator, Storage Shed, Stove, Window	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Microwave, Play structure, Refrigerator,
<b>Parking</b>	Front Drive Access, Paved Driveway	Double Attached, Paved Driveway	Plug-In
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	60 SF	56 SF
<b>Depth</b>	0 SF	100 SF	100 SF
<b>Site Influence</b>	Fenced, Landscaped deck, No Back Lane, Paved Street, Public	Cul-De-Sac, Fenced, Landscape, No Through Road, Paved Street	Fenced, Fruit Trees/Shrubs, Back Lane, Private Yard, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,194.85/2024	\$5,025.00/2024	\$4,489.23/ 24
<b>List Price</b>	\$439,900	\$499,900	\$429,900
<b>List Price/SF</b>	\$287.89	\$338.69	\$321.78
<b>Sold Price</b>	\$432,018	\$499,900	\$470,000
<b>Sold Price/SF</b>	\$282.73	\$338.69	\$351.80
<b>Sell/List Ratio</b>	98.2%	100.0%	109.3%
<b>DOM</b>	12	9	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503969	202503148	202503147
<b>Area/Neighbr</b>	3G/North Kildonan	3G/Algonquin Estates	3G/North Kildonan
<b>Address</b>	19 Carrie Cove	34 Chornick Drive	291 Bonner Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1981	OL / 1975	OL / 1971
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	1792 SF	1128 SF	1238 SF
<b>Fin Basement</b>			
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Stucco	Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Brick Facing, Free-standing		
<b>Fireplace Fuel</b>	Gas, Wood		
<b>Flooring</b>	Cork, Wall-to-wall carpet, Wood	Wood	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Kitchen, Other remarks, Roof Coveri	Basement, Bathroom, Flooring, Winc	Flooring, Windows
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Main floor full bathroom
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Fridges - Two, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached, Garage door opener	Double Detached, Front Drive Access, Garage door opener,	Triple Detached, Front Drive Access
<b>Lot Shape</b>	Pie Shaped	Irregular	
<b>Frontage</b>	53 SF	55 SF	
<b>Depth</b>		130 SF	
<b>Site Influence</b>	Cul-De-Sac, Landscaped deck, Landscaped patio, No Back	Fenced, Landscape, Landscaped deck, No Back Lane, Paved	Landscape, Treed Lot
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,634.00/2024	\$4,516.51/2024	\$4,639.83/ 24
<b>List Price</b>	\$519,900	\$429,900	\$329,900
<b>List Price/SF</b>	\$290.12	\$381.12	\$266.48
<b>Sold Price</b>	\$537,000	\$500,000	\$425,000
<b>Sold Price/SF</b>	\$299.67	\$443.26	\$343.30
<b>Sell/List Ratio</b>	103.3%	116.3%	128.8%
<b>DOM</b>	7	7	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501644	202501189	202428236
<b>Area/Neighbr</b>	3G/North Kildonan	3G/North Kildonan	3G/Algonquin Park
<b>Address</b>	7 Tranquility Cove	164 Malcana Street	64 Brahms Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1972	OL / 1982	OL / 1995
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1076 SF	1124 SF	2915 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick, Stucco	Brick & Siding, Stucco	Brick & Siding
<b>Fireplace(s)</b>	Stone	Brick Facing, Glass Door	Insert
<b>Fireplace Fuel</b>	Wood	Gas	Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Vinyl Plank	Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Other remarks, Roof Cov	Bathroom, Flooring, Furnace, Kitche	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Patio	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Carport, Front Drive Access	Single Attached, Front Drive Access, Garage door opener,	Double Attached, Insulated garage door, Insulated
<b>Lot Shape</b>			Normal
<b>Frontage</b>	56 SF	50 SF	74 SF
<b>Depth</b>	0 SF	120 SF	115 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Flat Site, No Back Lane, Playground Nearby,	Creek, Fenced, Golf Nearby, Landscaped deck, Landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,878.36/ 24	\$4,371.80/ 24	\$5,063.99/ 24
<b>List Price</b>	\$359,900	\$389,900	\$1,450,000
<b>List Price/SF</b>	\$334.48	\$346.89	\$497.43
<b>Sold Price</b>	\$425,000	\$461,540	\$1,400,000
<b>Sold Price/SF</b>	\$394.98	\$410.62	\$480.27
<b>Sell/List Ratio</b>	118.1%	118.4%	96.6%
<b>DOM</b>	7	7	3



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513608	202512848	202510631
<b>Area/Neighbr</b>	3H/All Season Estates	3H/Algonquin Estates	3H/All Season Estates
<b>Address</b>	218 Thurlby Road	74 Drobot Place	56 Regatta Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1981	OL / 2005	/ 1979
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1059 SF	1843 SF	1087 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick	Stucco	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>	Other - See remarks	Tile Facing	Brick Facing
<b>Fireplace Fuel</b>	Electric	Gas	Wood
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Tile, Vinyl
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Kitchen, Roof Co	Basement, Flooring, Kitchen, Roof C	Furnace, Insulation, Other remarks,
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	Air Conditioning-Central, Bar wet, Ceiling Fan, Deck, Exterior
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Blinds, Dishwasher, Freezer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Garage door opener, Oversized	Double Attached, Garage door opener, Insulated	Double Attached, Front Drive Access, Garage door opener, Normal
<b>Lot Shape</b>	Pie Shaped		
<b>Frontage</b>	39 SF	0 SF	55 SF
<b>Depth</b>	118 SF	0 SF	145 SF
<b>Site Influence</b>	Cul-De-Sac, Fenced, Paved Lane, Landscape, Landscaped	Fenced, Landscape, Landscaped deck, Landscaped patio, No	Fruit Trees/Shrubs, Lakefront, Landscaped deck, Landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,836.61/ 24	\$6,258.62/ 25	\$4,904.17/ 24
<b>List Price</b>	\$399,900	\$589,900	\$499,900
<b>List Price/SF</b>	\$377.62	\$320.08	\$459.89
<b>Sold Price</b>	\$435,000	\$625,000	\$580,000
<b>Sold Price/SF</b>	\$410.76	\$339.12	\$533.58
<b>Sell/List Ratio</b>	108.8%	106.0%	116.0%
<b>DOM</b>	6	7	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510043	202510026	202509851
<b>Area/Neighbr</b>	3H/Algonquin Estates	3H/Oakwood Estates	3H/Oakwood Estates
<b>Address</b>	4 Ragsdill Road	50 Red Oak Drive	241 Red Oak Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1992	/ 1977	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Two Storey	Bungalow
<b>Living Area</b>	1721 SF	1152 SF	1010 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Stucco	Brick, Wood Siding	Stucco
<b>Fireplace(s)</b>	Brick Facing, Corner, Glass Door		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Fridges -		Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer
<b>Parking</b>	Double Attached	Single Detached	Parking Pad
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	61 SF	24 SF	0 SF
<b>Depth</b>	140 SF	107 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Park/reserve, Playground	Corner, Fenced, Back Lane, Landscape, Playground Nearby, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,403.34/2024	\$2,928.18/ 24	\$2,246.36/ 24
<b>List Price</b>	\$499,900	\$319,900	\$299,900
<b>List Price/SF</b>	\$290.47	\$277.69	\$296.93
<b>Sold Price</b>	\$575,000	\$313,000	\$321,000
<b>Sold Price/SF</b>	\$334.11	\$271.70	\$317.82
<b>Sell/List Ratio</b>	115.0%	97.8%	107.0%
<b>DOM</b>	5	6	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509629	202509270	202508162
<b>Area/Neighbr</b>	3H/Algonquin Estates	3H/All Season Estates	3H/All Season Estates
<b>Address</b>	102 Strongberg Drive	83 Dunits Drive	82 Sunny Hills Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2003	OL / 1985	OL / 1977
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bi-Level
<b>Living Area</b>	1170 SF	870 SF	1280 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 2 TBD: 5
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full, Walkout
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco	Stucco	Brick, Stucco, Wood Siding
<b>Fireplace(s)</b>			Brick Facing, Stone
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hot	Air Conditioning-Central, Deck, Sump Pump	Air Conditioning-Central, Deck, Hood Fan, Patio, Sump Pump
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dishwasher, Dryer, Microwave, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached	Front Drive Access, Parking Pad	Double Attached, Insulated, 240 Volt Wiring
<b>Lot Shape</b>	Normal	Normal	Pie Shaped
<b>Frontage</b>	48 SF	38 SF	0 SF
<b>Depth</b>	102 SF		0 SF
<b>Site Influence</b>	Fenced, Paved Street, Playground Nearby, Shopping	Fenced, Flat Site, Landscape, No Back Lane, Paved Street,	Lakefront, Lake View, Landscaped deck, Landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,704.07/ 24	\$3,520.32/2024	\$5,297.36/2024
<b>List Price</b>	\$489,900	\$319,900	\$599,900
<b>List Price/SF</b>	\$418.72	\$367.70	\$468.67
<b>Sold Price</b>	\$558,000	\$365,555	\$665,800
<b>Sold Price/SF</b>	\$476.92	\$420.18	\$520.16
<b>Sell/List Ratio</b>	113.9%	114.3%	111.0%
<b>DOM</b>	9	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507296	202508073	202508188
<b>Area/Neighbr</b>	3H/Sun Valley Park	3H/Algonquin Estates	3H/Algonquin Estates
<b>Address</b>	148 Jim Smith Drive	15 Miramonte Cove	158 St Moritz Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1985	OL / 2012	OL / 2010
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Cab-Over	Two Storey
<b>Living Area</b>	965 SF	1822 SF	1925 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Wood Siding	Stone, Stucco	Stucco
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Roof Coverings, \		Furnace
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6",
<b>Gds Included</b>	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Refrigerator, Storage Shed, Stove, Window
<b>Parking</b>	Front Drive Access, No Garage, Plug-In, Paved Driveway	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Insulated
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	38 SF	45 SF	44 SF
<b>Depth</b>	120 SF	118 SF	0 SF
<b>Site Influence</b>	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground	Cul-De-Sac, Fenced, Landscape, Landscaped deck, Playground	Fenced, Landscaped deck, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,552.77/2024	\$6,292.54/2024	\$5,727.71/2024
<b>List Price</b>	\$359,900	\$549,900	\$515,000
<b>List Price/SF</b>	\$372.95	\$301.81	\$267.53
<b>Sold Price</b>	\$371,000	\$595,000	\$510,000
<b>Sold Price/SF</b>	\$384.46	\$326.56	\$264.94
<b>Sell/List Ratio</b>	103.1%	108.2%	99.0%
<b>DOM</b>	5	7	2



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507349	202507093	202507134
<b>Area/Neighbr</b>	3H/Algonquin Estates	3H/All Season Estates	3H/Oakwood Estates
<b>Address</b>	90 Strongberg Drive	33 Southwell Road	136 Kirlystone Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2003	/ 1979	/ 1979
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Split-3 Level	Split-4 Level
<b>Living Area</b>	1463 SF	965 SF	1806 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco	Stucco, Wood Siding	Stucco, Wood Siding
<b>Fireplace(s)</b>		Brick Facing	Brick Facing
<b>Fireplace Fuel</b>		Gas	Wood
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Preserved Wood
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, Bar wet, Cook Top, Deck, Garburator, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Bar Fridge, Blinds, Compactor, Dishwasher, Dryer, Garage door
<b>Parking</b>	Double Attached	Single Attached, Heated, Insulated	Double Attached, Front Drive Access, Garage door opener
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	46 SF	43 SF	50 SF
<b>Depth</b>	99 SF	112 SF	117 SF
<b>Site Influence</b>	No Back Lane, Paved Street, Playground Nearby, Shopping	Landscaped deck, Landscaped patio, No Back Lane,	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Golf Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,888.31/ 24	\$3,912.06/ 24	\$4,968.98/2024
<b>List Price</b>	\$449,900	\$389,900	\$479,800
<b>List Price/SF</b>	\$307.52	\$404.04	\$265.67
<b>Sold Price</b>	\$475,820	\$446,500	\$453,000
<b>Sold Price/SF</b>	\$325.24	\$462.69	\$250.83
<b>Sell/List Ratio</b>	105.8%	114.5%	94.4%
<b>DOM</b>	6	8	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506470	202506277	202504259
<b>Area/Neighbr</b>	3H/All Season Estates	3H/Oakwood Estates	3H/Sun Valley Park
<b>Address</b>	3 Bodie Bay	120 Kirlystone Way	128 Sun Valley Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1983	OL / 1979	OL / 1977
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-4 Level	Bungalow	Bungalow
<b>Living Area</b>	1620 SF	1235 SF	924 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Brick, Stucco	Brick & Siding
<b>Exterior</b>	Brick, Stucco	Corner, Insert	
<b>Fireplace(s)</b>	Brick Facing	Electric, Gas	
<b>Fireplace Fuel</b>	Wood	Laminate, Tile, Vinyl	Wall-to-wall carpet, Vinyl
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Concrete	Concrete
<b>Foundation</b>	Concrete	Shingle	Shingle
<b>Roof</b>	Shingle	Bathroom, Flooring, Furnace, Windo	Partly
<b>Remodelled</b>	Air Conditioning-Central, Cook	Bathroom, Flooring, Furnace, Kitche	No Pet Home, No Smoking
<b>Features</b>	Top, Deck, High-Efficiency	Top, High-Efficiency Furnace,	Home
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Fridges - Two, Microwave,	
<b>Parking</b>	Single Attached, Front Drive Access, Garage door opener,	Double Attached	Single Detached, Oversized
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	50 SF	0 SF	30 SF
<b>Depth</b>	101 SF	0 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Landscaped deck, No Back Lane,	Corner, Fenced, Landscape, No Back Lane, Playground Nearby,	Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,439.79/ 24	\$4,544.88/ 24	\$3,006.19/2024
<b>List Price</b>	\$439,900	\$394,900	\$299,900
<b>List Price/SF</b>	\$271.54	\$319.76	\$324.57
<b>Sold Price</b>	\$432,000	\$485,000	\$321,880
<b>Sold Price/SF</b>	\$266.67	\$392.71	\$348.35
<b>Sell/List Ratio</b>	98.2%	122.8%	107.3%
<b>DOM</b>	14	9	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504258	202504500	202504240
<b>Area/Neighbr</b>	3H/Sun Valley Park	3H/Oakwood Estates	3H/Sun Valley Park
<b>Address</b>	126 Sun Valley Drive	53 Red Oak Drive	127 Jim Smith Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1977	OL / 1977	OL / 1985
<b>Type</b>	Single Family Attached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1200 SF	1190 SF	1268 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick & Siding	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>	Brick Facing		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Flooring, Furnace, Garage,	Basement, Bathroom, Flooring, Kitch	Bathroom, Flooring, Furnace, Other
<b>Features</b>	Air Conditioning-Central, Deck, No Smoking Home	Air Conditioning-Central, Central Exhaust, Closet Organizers	Air Conditioning-Central, Deck, Sump Pump
<b>Gds Included</b>	Dishwasher	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window
<b>Parking</b>	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access	Single Detached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	27 SF	0 SF	
<b>Depth</b>	0 SF	0 SF	
<b>Site Influence</b>	Public Transportation	Fenced, Flat Site, Paved Lane, Playground Nearby, Shopping	Fenced, Landscape, Playground Nearby, Public Transportation,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,818.54/2024	\$2,850.84/2024	\$3,051.22/2024
<b>List Price</b>	\$299,900	\$324,900	\$369,900
<b>List Price/SF</b>	\$249.92	\$273.03	\$291.72
<b>Sold Price</b>	\$335,000	\$340,000	\$420,500
<b>Sold Price/SF</b>	\$279.17	\$285.71	\$331.62
<b>Sell/List Ratio</b>	111.7%	104.6%	113.7%
<b>DOM</b>	8	6	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503811	202503277	202502757
<b>Area/Neighbr</b>	3H/Sun Valley Park	3H/Algonquin Estates	3H/All Season Estates
<b>Address</b>	10 High Point Drive	701 Bonner Avenue	75 Sage Wood Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1984	OL / 1976	OL / 1977
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1320 SF	1124 SF	883 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Stucco	Brick, Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>	Other - See remarks	Brick Facing	Glass Door
<b>Fireplace Fuel</b>	Wood	Wood	Electric
<b>Flooring</b>	Cork, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Kitchen, Roof Coverings	Kitchen, Other remarks, Roof Coveri	Electrical, Garage, Kitchen, Roof Co
<b>Features</b>	Closet Organizers, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,	Air Conditioning-Central, Deck, Main floor full bathroom, No Pet
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Single Attached	Double Detached, Front Drive Access, Heated, Insulated,	Single Detached, Garage door opener, Insulated, Oversized,
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	50 SF	65 SF	0 SF
<b>Depth</b>	113 SF	102 SF	0 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Private Yard, Shopping Nearby,	Creek, Fenced, Low maintenance landscaped,	Fenced, Back Lane, Landscaped deck, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,028.23/ 24	\$4,302.96/2024	\$3,072.23/2024
<b>List Price</b>	\$449,900	\$389,900	\$299,900
<b>List Price/SF</b>	\$340.83	\$346.89	\$339.64
<b>Sold Price</b>	\$491,500	\$445,000	\$345,000
<b>Sold Price/SF</b>	\$372.35	\$395.91	\$390.71
<b>Sell/List Ratio</b>	109.2%	114.1%	115.0%
<b>DOM</b>	7	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503086	202502520	202501873
<b>Area/Neighbr</b>	3H/Oakwood Estates	3H/Oakwood Estates	3H/Oakwood Estates
<b>Address</b>	71 Red Oak Drive	26 Mahonee Drive	27 Stefanie Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1977	OL / 1986	OL / 1976
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	957 SF	2080 SF	1160 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Brick, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>	Stone	Brick Facing	
<b>Fireplace Fuel</b>	Electric	Gas	
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Windows	Roof Coverings, Windows	Bathroom, Flooring, Furnace, Roof C
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dryer, Fridges - Two, Microwave, Storage Shed, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Stove, Vacuum built-in, Workshop
<b>Parking</b>	Parking Pad, Rear Drive Access	Double Attached, Front Drive Access, Garage door opener	
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	26 SF	0 SF	55 SF
<b>Depth</b>	117 SF	0 SF	105 SF
<b>Site Influence</b>	Fenced, Flat Site, Golf Nearby, Paved Lane, Paved Street,	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Corner
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,824.46/ 24	\$4,999.24/ 24	\$4,168.55/ 24
<b>List Price</b>	\$325,000	\$529,900	\$364,900
<b>List Price/SF</b>	\$339.60	\$254.76	\$314.57
<b>Sold Price</b>	\$323,000	\$565,000	\$400,000
<b>Sold Price/SF</b>	\$337.51	\$271.63	\$344.83
<b>Sell/List Ratio</b>	99.4%	106.6%	109.6%
<b>DOM</b>	10	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501008	202428440	202425113
<b>Area/Neighbr</b>	3H/Algonquin Estates	3H/Sun Valley Park	3H/Sun Valley Park
<b>Address</b>	109 Strongberg Drive	71 Jim Smith Drive	22 Michael Ruta Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2003	OL / 1985	OL / 1984
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Bi-Level	Split-4 Level
<b>Living Area</b>	1505 SF	717 SF	1644 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full, See remarks
<b>Construction</b>			
<b>Exterior</b>	Stucco	Stucco, Wood Shingle	Stone, Stucco
<b>Fireplace(s)</b>			Stone
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Laminate, Vinyl Plank	Laminate, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Windows	Basement, Flooring, Windows	Furnace, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, Workshop
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dryer, Garage door opener, Refrigerator, Stove,
<b>Parking</b>	Double Attached, Insulated	Front Drive Access	Double Attached
<b>Lot Shape</b>			Pie Shaped
<b>Frontage</b>	0 SF	0 SF	30 SF
<b>Depth</b>	49 SF	0 SF	149 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Low maintenance landscaped, No Back Lane,	Cul-De-Sac
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,207.26/ 24	\$3,235.97/2024	\$4,580.99/2024
<b>List Price</b>	\$499,900	\$309,900	\$405,000
<b>List Price/SF</b>	\$332.16	\$432.22	\$246.35
<b>Sold Price</b>	\$550,087	\$350,000	\$430,000
<b>Sold Price/SF</b>	\$365.51	\$488.15	\$261.56
<b>Sell/List Ratio</b>	110.0%	112.9%	106.2%
<b>DOM</b>	6	11	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427238	202422469	202425465
<b>Area/Neighbr</b>	3H/Algonquin Estates	3H/Algonquin Estates	3H/Algonquin Estates
<b>Address</b>	100 Cindy Klassen Way	52 Cindy Klassen Way	23 Miramonte Cove
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	/ 2024	OL / 2011
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1905 SF	1919 SF	1864 SF
<b>Fin Basement</b>	69.77 M2/751 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 4 TBD: 6	BDA: 4 TBD: 4	BDA: 4 TBD: 6
<b>Baths</b>	FB: 4 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Vinyl	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>	Heatilator/Fan		Brick Facing
<b>Fireplace Fuel</b>	Electric		Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, See remarks, Vir
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Main floor full bathroom, Smoke Detectors, Sump Pump	Heat recovery ventilator, High-Efficiency Furnace, Hood	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency
<b>Gds Included</b>		Garage door opener, Garage door opener remote(s)	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
<b>Lot Shape</b>			Pie Shaped
<b>Frontage</b>		40 SF	40 SF
<b>Depth</b>			
<b>Site Influence</b>	Corner, Other/remarks, Park/reserve, Playground	No Back Lane, Paved Street, Playground Nearby, Shopping	Cul-De-Sac, Fenced, No Back Lane, Other/remarks, Playground
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$0.00/2024	\$5,691.44/2024
<b>List Price</b>	\$649,900	\$589,900	\$544,900
<b>List Price/SF</b>	\$341.15	\$307.40	\$292.33
<b>Sold Price</b>	\$650,000	\$573,000	\$530,000
<b>Sold Price/SF</b>	\$341.21	\$298.59	\$284.33
<b>Sell/List Ratio</b>	100.0%	97.1%	97.3%
<b>DOM</b>	39	66	82



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513136	202510541	202509758
<b>Area/Neighbr</b>	3J/Harbour View South	3J/Harbour View South	3J/Harbour View South
<b>Address</b>	75 Brunka Place	139 Orum Drive	44 Notley Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2014	OL / 1999	OL / 2007
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Raised Bungalow	Two Storey	Two Storey
<b>Living Area</b>	1500 SF	1688 SF	2129 SF
<b>Fin Basement</b>	130.06 M2/1,400 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Composite, Stucco	Stucco	Stucco
<b>Fireplace(s)</b>	Stone	Tile Facing	Tile Facing
<b>Fireplace Fuel</b>	Electric	Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Kitchen	
<b>Features</b>	Air Conditioning-Central, Bar wet, Closet Organizers, Deck, Heat	Air Conditioning-Central, Hood Fan, Patio, Smoke Detectors	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached, Heated, Insulated garage door	Double Attached	Double Attached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>		38 SF	40 SF
<b>Depth</b>		138 SF	0 SF
<b>Site Influence</b>	Cul-De-Sac, Fenced, Landscape, Landscaped deck	Fenced, Low maintenance landscaped, Landscaped patio,	Corner, Fenced, Golf Nearby, Landscaped deck, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,089.45/ 24	\$4,650.34/ 24	\$5,823.08/ 24
<b>List Price</b>	\$649,900	\$499,900	\$624,900
<b>List Price/SF</b>	\$433.27	\$296.15	\$293.52
<b>Sold Price</b>	\$750,000	\$550,000	\$650,000
<b>Sold Price/SF</b>	\$500.00	\$325.83	\$305.31
<b>Sell/List Ratio</b>	115.4%	110.0%	104.0%
<b>DOM</b>	7	9	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507175	202507078	202505828
<b>Area/Neighbr</b>	3J/Harbour View South	3J/Harbour View South	3J/Harbour View South
<b>Address</b>	26 McLellan Drive	84 Filbert Crescent	86 Grantsmuir Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 1997	OL / 2010
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1101 SF	1150 SF	2363 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Stucco	Brick & Siding, Stone
<b>Fireplace(s)</b>			Insert
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Kitchen, Roof Coverings, W	Basement, Bathroom, Flooring, Kitch	
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Main floor full	Air Conditioning-Central, Deck, Exterior walls, 2x6", Garburator,	Air Conditioning-Central, Closet Organizers, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Parking Pad	Single Attached, Front Drive Access, Insulated, Oversized,	Double Attached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Flat Site, Golf Nearby, Landscaped patio, Paved Street,	Fenced, Vegetable Garden, Landscaped deck, Paved Street,	Fenced, Flat Site, Lake View, Park/reserve, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,954.34/ 24	\$4,619.93/2024	\$5,841.54/ 24
<b>List Price</b>	\$389,900	\$439,900	\$579,900
<b>List Price/SF</b>	\$354.13	\$382.52	\$245.41
<b>Sold Price</b>	\$432,500	\$508,750	\$630,000
<b>Sold Price/SF</b>	\$392.82	\$442.39	\$266.61
<b>Sell/List Ratio</b>	110.9%	115.7%	108.6%
<b>DOM</b>	8	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505300	202504337	202504379
<b>Area/Neighbr</b>	3J/Harbour View South	3J/Kildonan Estates	3J/Harbour View South
<b>Address</b>	42 David Evans Place	15 Blue Horizon Cove	83 Golis Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2015	OL / 1992	OL / 2011
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Cab-Over
<b>Living Area</b>	1550 SF	1720 SF	1788 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stone, Stucco	Brick, Stucco	Stucco
<b>Fireplace(s)</b>	Insert	Stone	Direct vent
<b>Fireplace Fuel</b>	Gas	Electric	Gas
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Furnace, Kitchen	
<b>Features</b>	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Garage door opener, Garage door opener	
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>		Irregular	
<b>Frontage</b>	42 SF	41 SF	
<b>Depth</b>	109 SF	0 SF	
<b>Site Influence</b>	Cul-De-Sac, Fenced	Cul-De-Sac, Fenced, Landscaped patio, No Back	Fenced, Flat Site, Vegetable Garden, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,160.91/ 24	\$4,623.27/2024	\$5,566.91/2024
<b>List Price</b>	\$574,900	\$499,900	\$639,900
<b>List Price/SF</b>	\$370.90	\$290.64	\$357.89
<b>Sold Price</b>	\$575,000	\$555,000	\$626,000
<b>Sold Price/SF</b>	\$370.97	\$322.67	\$350.11
<b>Sell/List Ratio</b>	100.0%	111.0%	97.8%
<b>DOM</b>	20	8	69



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504024	202502808	202503251
<b>Area/Neighbr</b>	3J/Bridgewood Estates	3J/Harbour View South	3J/Harbour View South
<b>Address</b>	119 Bridgewood Drive	312 Reg Wyatt Way	1570 Concordia Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2015	OL / 2008	OL / 2008
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Two Storey	Two Storey
<b>Living Area</b>	1236 SF	1722 SF	1710 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	55.74 M2/600 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 4 TBD: 5	BDA: 3 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Stucco	Vinyl
<b>Fireplace(s)</b>			Insert
<b>Fireplace Fuel</b>	Electric		Gas
<b>Flooring</b>	Laminate, Vinyl	Laminate, Vinyl	Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement		
<b>Features</b>	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	40 SF	37 SF
<b>Depth</b>	0 SF	132 SF	119 SF
<b>Site Influence</b>	Landscaped deck, No Back Lane, Paved Street, Playground	Fenced, Landscape, No Back Lane, Shopping Nearby	Corner, Fenced, Lake View, Back Lane, Landscape,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,031.57/2024	\$4,769.00/2024	\$5,070.48/ 24
<b>List Price</b>	\$519,900	\$579,900	\$539,900
<b>List Price/SF</b>	\$420.63	\$336.76	\$315.73
<b>Sold Price</b>	\$540,013	\$572,000	\$525,000
<b>Sold Price/SF</b>	\$436.90	\$332.17	\$307.02
<b>Sell/List Ratio</b>	103.9%	98.6%	97.2%
<b>DOM</b>	7	15	26



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503081	202502113	202501421
<b>Area/Neighbr</b>	3J/Harbour View South	3J/Harbour View South	3J/Bridgewood Estates
<b>Address</b>	1594 Concordia Avenue	51 Al Thompson Drive	196 Bridgewood Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1987	OL / 2008	OL / 2014
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1101 SF	1675 SF	1237 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Brick, Stucco	Stone, Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Roof C	
<b>Features</b>	Air Conditioning-Central, Bar dry, Ceiling Fan, Deck, Exterior	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Double Detached, Garage door opener, Insulated, Rear Drive	Double Attached	Double Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>		Normal	Pie Shaped
<b>Frontage</b>	0 SF	0 SF	46 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Lakefront, Paved Lane, Landscaped deck, Paved Street,	Fenced, Landscape, Landscaped deck, Playground Nearby,	Fenced, No Back Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,035.62/2024	\$5,043.48/ 24	\$4,648.99/2024
<b>List Price</b>	\$410,000	\$589,900	\$544,900
<b>List Price/SF</b>	\$372.39	\$352.18	\$440.50
<b>Sold Price</b>	\$405,000	\$560,000	\$530,000
<b>Sold Price/SF</b>	\$367.85	\$334.33	\$428.46
<b>Sell/List Ratio</b>	98.8%	94.9%	97.3%
<b>DOM</b>	14	33	13



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428030	202427458	202427201
<b>Area/Neighbr</b>	3J/Harbour View South	3J/Harbour View South	3J/Harbour View South
<b>Address</b>	446 GRASSIE Boulevard	308 Reg Wyatt Way	416 Grassie Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	OL / 2008	OL / 1989
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1420 SF	1821 SF	985 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>		Direct vent, Stone	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Garage, Other remarks, Roof Coveri
<b>Features</b>	Central Exhaust, Closet Organizers, Exterior walls, 2x6",		Air Conditioning-Central, Sump Pump
<b>Gds Included</b>	Dishwasher, Microwave, Refrigerator, Stove		Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Attached, Front Drive Access, Garage door opener,	Double Attached	Double Detached, Garage door opener, Oversized, Parking Pad,
<b>Lot Shape</b>	Normal		
<b>Frontage</b>		38 SF	53 SF
<b>Depth</b>		132 SF	102 SF
<b>Site Influence</b>	Flat Site, Golf Nearby, No Back Lane, Paved Street, Playground	Fenced, Landscape, No Back Lane, Paved Street, Playground	Fenced, Flat Site, Back Lane, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$5,155.23/2024	\$3,516.96/2024
<b>List Price</b>	\$444,900	\$631,900	\$414,900
<b>List Price/SF</b>	\$313.31	\$347.01	\$421.22
<b>Sold Price</b>	\$441,500	\$622,500	\$397,000
<b>Sold Price/SF</b>	\$310.92	\$341.85	\$403.05
<b>Sell/List Ratio</b>	99.2%	98.5%	95.7%
<b>DOM</b>	18	63	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202425471	202513159	202510747
<b>Area/Neighbr</b>	3J/Harbour View South	3K/Lakeside Meadows	3K/Devonshire Village
<b>Address</b>	83 Golis Bay	25 Meadow Lake Drive	534 Transcona Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2010	/ 1983	OL / 2017
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Bungalow	Two Storey
<b>Living Area</b>	1760 SF	1040 SF	1282 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco, Wood Siding	Vinyl
<b>Fireplace(s)</b>	Direct vent		Insert
<b>Fireplace Fuel</b>	Gas		Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Vinyl Plank	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Basement, Flooring, Other remarks	
<b>Features</b>	Deck, High-Efficiency Furnace, Hood Fan	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, Bar dry, Heat recovery ventilator,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Fridges - Two, Microwave, Storage Shed,
<b>Parking</b>	Double Attached	Carport	Single Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>		44 SF	0 SF
<b>Depth</b>			0 SF
<b>Site Influence</b>	Fenced	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Flat Site, Golf Nearby, Back Lane, Low maintenance
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,566.91/2024	\$3,634.00/ 24	\$3,630.13/ 24
<b>List Price</b>	\$535,000	\$349,900	\$399,900
<b>List Price/SF</b>	\$303.98	\$336.44	\$311.93
<b>Sold Price</b>	\$528,000	\$435,000	\$426,500
<b>Sold Price/SF</b>	\$300.00	\$418.27	\$332.68
<b>Sell/List Ratio</b>	98.7%	124.3%	106.7%
<b>DOM</b>	47	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511333	202509512	202511135
<b>Area/Neighbr</b>	3K/Kildonan Meadows	3K/Devonshire Village	3K/Mission Gardens
<b>Address</b>	135 Tychonick Bay	186 Larry Vickar Drive	99 Perry Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2012	OL / 2015	OL / 1976
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1286 SF	1468 SF	1091 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, See remarks	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Basement, Bathroom, Electrical, Flo
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Central Exhaust, Deck, Exterior walls,	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
<b>Parking</b>	Double Attached	Single Attached, Front Drive Access, Oversized	Double Detached, Garage door opener, Oversized, Parking Pad, Normal
<b>Lot Shape</b>			
<b>Frontage</b>	42 SF	25 SF	53 SF
<b>Depth</b>	118 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Landscape, Landscaped deck, Landscaped patio, Paved	Fenced, Low maintenance landscaped, Landscaped deck,	Paved Lane, Low maintenance landscaped, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,041.01/ 24	\$4,281.84/2024	\$3,786.84/2024
<b>List Price</b>	\$499,900	\$494,900	\$389,900
<b>List Price/SF</b>	\$388.72	\$337.13	\$357.38
<b>Sold Price</b>	\$581,000	\$500,000	\$450,000
<b>Sold Price/SF</b>	\$451.79	\$340.60	\$412.47
<b>Sell/List Ratio</b>	116.2%	101.0%	115.4%
<b>DOM</b>	8	8	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510718	202510346	202510464
<b>Area/Neighbr</b>	3K/Lakeside Meadows	3K/Lakeside Meadows	3K/Kildonan Green
<b>Address</b>	1857 Plessis Road	38 Blostein Bay	44 Tommy Douglas Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 1985	OL / 2008
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bi-Level	Two Storey
<b>Living Area</b>	710 SF	1040 SF	1925 SF
<b>Fin Basement</b>		0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Concrete
<b>Exterior</b>	Brick, Stucco, Wood Siding	Stone, Stucco, Wood Siding	Vinyl
<b>Fireplace(s)</b>			Glass Door
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Bar dry	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Hood Fan, Laundry - Second
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Freezer, Refrigerator,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Attached	No Garage	Double Attached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	0 SF	33 SF
<b>Depth</b>	0 SF	0 SF	118 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Fenced, Landscaped deck, Park/reserve, Playground	Fenced, Flat Site, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,638.23/2025	\$3,759.82/ 24	\$4,687.07/2024
<b>List Price</b>	\$279,900	\$379,900	\$499,000
<b>List Price/SF</b>	\$394.23	\$365.29	\$259.22
<b>Sold Price</b>	\$380,000	\$411,000	\$530,000
<b>Sold Price/SF</b>	\$535.21	\$395.19	\$275.32
<b>Sell/List Ratio</b>	135.8%	108.2%	106.2%
<b>DOM</b>	6	8	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510279	202510504	202510207
<b>Area/Neighbr</b>	3K/Lakeside Meadows	3K/Devonshire Village	3K/Mission Gardens
<b>Address</b>	90 Meadow Lake Drive	66 Chelston Gate	118 Hatcher Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1983	OL / 2015	OL / 1977
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	910 SF	1671 SF	1004 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Stone, Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>	Electric, Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Kitchen		Basement, Bathroom, Flooring, Furn
<b>Features</b>	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Alarm system, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,
<b>Parking</b>	Single Attached, Front Drive Access, Insulated, Oversized,	Double Detached, Rear Drive Access	Single Detached, Front Drive Access, Oversized
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	36 SF	60 SF
<b>Depth</b>	0 SF	120 SF	173 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscape, Landscaped deck, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,835.11/2024	\$4,761.31/2025	\$4,001.77/2025
<b>List Price</b>	\$429,900	\$519,900	\$434,900
<b>List Price/SF</b>	\$472.42	\$311.13	\$433.17
<b>Sold Price</b>	\$429,900	\$560,000	\$418,500
<b>Sold Price/SF</b>	\$472.42	\$335.13	\$416.83
<b>Sell/List Ratio</b>	100.0%	107.7%	96.2%
<b>DOM</b>	9	9	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510048	202509888	202509752
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Lakeside Meadows	3K/Devonshire Park
<b>Address</b>	46 John Neufeld Crescent	99 Cambie Road	58 George Barone Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2019	OL / 1978	OL / 2020
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1426 SF	908 SF	1698 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Composite, Vinyl	Stucco, Wood Siding	Stone, Stucco
<b>Fireplace(s)</b>		Brick Facing	
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central, Smoke Detectors	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls, Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Gds Included</b>	See remarks	Blinds, Refrigerator, Storage Shed, Stove, Window Coverings	
<b>Parking</b>	Double Detached, Garage door opener, Rear Drive Access	Front Drive Access, No Garage, Unpaved Driveway	Double Attached, Front Drive Access, Insulated
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	30 SF	32 SF	36 SF
<b>Depth</b>	118 SF	100 SF	118 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street,	Fenced, Landscaped patio, No Back Lane, Park/reserve, Paved	Fenced, Landscaped deck, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,546.52/2024	\$3,078.35/ 24	\$5,031.76/2024
<b>List Price</b>	\$499,800	\$299,999	\$549,900
<b>List Price/SF</b>	\$350.49	\$330.40	\$323.85
<b>Sold Price</b>	\$490,000	\$320,000	\$585,000
<b>Sold Price/SF</b>	\$343.62	\$352.42	\$344.52
<b>Sell/List Ratio</b>	98.0%	106.7%	106.4%
<b>DOM</b>	9	9	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509382	202509728	202509544
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Kildonan Meadows	3K/Kildonan Meadows
<b>Address</b>	823 Kernaghan Avenue	143 Helen Mayba Crescent	118 Tychonick Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1945	OL / 2010	OL / 2012
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Two Storey	Two Storey
<b>Living Area</b>	1212 SF	1793 SF	1834 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Vinyl	Brick, Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>		Insert	Stone
<b>Fireplace Fuel</b>		Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Roof Coverings
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Dog run fenced in, Exterior walls,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Single Detached, Garage door opener, Oversized, Parking Pad,	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		Pie Shaped
<b>Frontage</b>	50 SF	0 SF	0 SF
<b>Depth</b>	100 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Corner	Fenced, Golf Nearby, Landscaped deck, Park/reserve,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,311.63/2024	\$5,010.34/ 24	\$5,170.13/ 24
<b>List Price</b>	\$289,900	\$549,900	\$599,900
<b>List Price/SF</b>	\$239.19	\$306.69	\$327.10
<b>Sold Price</b>	\$337,000	\$568,500	\$595,000
<b>Sold Price/SF</b>	\$278.05	\$317.07	\$324.43
<b>Sell/List Ratio</b>	116.2%	103.4%	99.2%
<b>DOM</b>	7	8	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509395	202508657	202509276
<b>Area/Neighbr</b>	3K/Crocus Meadows	3K/Crocus Meadows	3K/Mission Gardens
<b>Address</b>	114 Golden Boy Lane	54 Donna Wyatt Way	126 Trudell Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2018	OL / 2015	OL / 1997
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Raised Bungalow	Two Storey	Two Storey Split
<b>Living Area</b>	1302 SF	1312 SF	1700 SF
<b>Fin Basement</b>	111.48 M2/1,200 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>	Corner, Glass Door	Insert	Glass Door
<b>Fireplace Fuel</b>	Electric	Electric	Gas
<b>Flooring</b>	Vinyl Plank	Laminate	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks		
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Engineered Floor	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Bar Fridge, Blinds, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached	Single Attached	Double Attached, Garage door opener
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	42 SF	25 SF	57 SF
<b>Depth</b>	115 SF	118 SF	128 SF
<b>Site Influence</b>	Fenced, Flat Site, Vegetable Garden, Low maintenance	Fenced, Landscape, Landscaped deck, Landscaped patio, No	Fenced, Landscaped deck, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,636.91/2024	\$3,819.42/2024	\$4,287.82/2024
<b>List Price</b>	\$589,900	\$439,900	\$475,000
<b>List Price/SF</b>	\$453.07	\$335.29	\$279.41
<b>Sold Price</b>	\$623,780	\$481,000	\$462,500
<b>Sold Price/SF</b>	\$479.09	\$366.62	\$272.06
<b>Sell/List Ratio</b>	105.7%	109.3%	97.4%
<b>DOM</b>	8	6	14



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509185	202508903	202508772
<b>Area/Neighbr</b>	3K/Kildonan Meadows	3K/Lakeside Meadows	3K/Devonshire Park
<b>Address</b>	50 Whiteway Road	38 Whiteway Road	214 Bill Briercliffe Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1978	OL / 1978	TB / 2025
<b>Type</b>	Single Family Attached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	920 SF	920 SF	1700 SF
<b>Fin Basement</b>	57.60 M2/620 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Brick	Wood Frame	
<b>Exterior</b>	Brick & Siding, Stucco	Brick, Stucco, Wood Siding	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Brick Facing	Brick Facing	
<b>Fireplace Fuel</b>	Gas	Wood	
<b>Flooring</b>	Laminate	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Block, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Electrical, Kitchen, Other remarks, R	
<b>Features</b>	Accessibility Features – See Remarks, Air	Air Conditioning-Central, Hood Fan, Main floor full bathroom,	Air Conditioning-Central, Engineered Floor Joist, Exterior
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Storage	
<b>Parking</b>	Double Detached	Other remarks, Rear Drive Access	Double Attached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	30 SF	34 SF	
<b>Depth</b>	100 SF	147 SF	
<b>Site Influence</b>	Public Transportation	Fenced, Golf Nearby, Back Lane, Landscaped patio, Paved	Flat Site, No Back Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,402.00/2024	\$3,031.48/2024	\$0.00/ 25
<b>List Price</b>	\$349,000	\$299,900	\$599,900
<b>List Price/SF</b>	\$379.35	\$325.98	\$352.88
<b>Sold Price</b>	\$345,000	\$316,000	\$599,900
<b>Sold Price/SF</b>	\$375.00	\$343.48	\$352.88
<b>Sell/List Ratio</b>	98.9%	105.4%	100.0%
<b>DOM</b>	10	8	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508599	202507820	202507784
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Mission Gardens	3K/Kildonan Meadows
<b>Address</b>	71 Robson Street	23 Paul Martin Drive	67 Bill Blaikie Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1925	/ 2005	OL / 2010
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	834 SF	1138 SF	1856 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl, Wood Siding	Stucco	Composite, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Furnace, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace,
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Single Detached	Double Attached	Double Attached, Front Drive Access, Garage door opener, Normal
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	55 SF	37 SF	40 SF
<b>Depth</b>	113 SF	116 SF	150 SF
<b>Site Influence</b>	Corner, Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Vegetable Garden, No Back Lane, Shopping Nearby,	Fenced, Landscaped deck, No Back Lane, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,100.35/2024	\$4,101.03/2024	\$5,037.92/ 24
<b>List Price</b>	\$289,900	\$409,900	\$548,900
<b>List Price/SF</b>	\$347.60	\$360.19	\$295.74
<b>Sold Price</b>	\$330,600	\$427,000	\$547,000
<b>Sold Price/SF</b>	\$396.40	\$375.22	\$294.72
<b>Sell/List Ratio</b>	114.0%	104.2%	99.7%
<b>DOM</b>	6	7	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508123	202508105	202508095
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Crocus Meadows	3K/Crocus Meadows
<b>Address</b>	107 Rick Boychuk Bay	28 Bill Dance Drive	191 Donna Wyatt Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2007	OL / 2018	OL / 2018
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1703 SF	1508 SF	968 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 5	BDA: 2 TBD: 2	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Stone, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>	Corner	Tile Facing	
<b>Fireplace Fuel</b>	Gas	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings		Basement
<b>Features</b>	Air Conditioning-Central, Bar dry, Ceiling Fan, Closet Organizers,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator, Microwave
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
<b>Parking</b>	Double Attached, Front Drive Access	Single Attached	Double Attached
<b>Lot Shape</b>	Normal	Normal	Reverse Pie
<b>Frontage</b>	39 SF	0 SF	50 SF
<b>Depth</b>	121 SF	0 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Vegetable Garden, Landscaped deck,	Fenced, Golf Nearby, Back Lane, Park/reserve, Paved	Corner, Fenced, Low maintenance landscaped, No
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,864.83/ 24	\$4,122.33/ 24	\$3,141.02/ 24
<b>List Price</b>	\$509,900	\$479,900	\$499,900
<b>List Price/SF</b>	\$299.41	\$318.24	\$516.43
<b>Sold Price</b>	\$576,013	\$479,900	\$485,000
<b>Sold Price/SF</b>	\$338.23	\$318.24	\$501.03
<b>Sell/List Ratio</b>	113.0%	100.0%	97.0%
<b>DOM</b>	8	9	13



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507744	202507756	202507486
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Devonshire Park	3K/Devonshire Park
<b>Address</b>	62 Inspiration Place	46 George Barone Bay	623 Transcona Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2009	OL / 2020	OL / 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Two Storey
<b>Living Area</b>	1144 SF	1438 SF	1342 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stone, Stucco, Vinyl	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Stone		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Bar dry, Closet Organizers, Deck,	Air conditioning wall unit, Deck, Exterior walls, 2x6",	Air Conditioning-Central
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Microwave, Double Detached
<b>Parking</b>	Double Attached	Double Attached	
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	0 SF	0 SF	25 SF
<b>Depth</b>	0 SF	0 SF	131 SF
<b>Site Influence</b>	Corner, Cul-De-Sac, Fenced, Low maintenance landscaped,	Fenced, No Through Road, Paved Street, Playground	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,748.92/ 24	\$5,357.30/ 24	\$3,905.97/ 24
<b>List Price</b>	\$499,900	\$599,900	\$429,999
<b>List Price/SF</b>	\$436.98	\$417.18	\$320.42
<b>Sold Price</b>	\$560,000	\$625,000	\$427,500
<b>Sold Price/SF</b>	\$489.51	\$434.63	\$318.55
<b>Sell/List Ratio</b>	112.0%	104.2%	99.4%
<b>DOM</b>	9	0	4



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507074	202507125	202507082
<b>Area/Neighbr</b>	3K/Devonshire Village	3K/Devonshire Village	3K/Mission Gardens
<b>Address</b>	176 Larry Vickar Drive	563 Transcona Boulevard	12 Danakas Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2016	OL / 2019	OL / 2016
<b>Type</b>	Single Family Attached	Single Family Attached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1312 SF	1390 SF	1297 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stone, Stucco, Vinyl	Stone, Stucco, Vinyl	Composite, Stone, Stucco
<b>Fireplace(s)</b>	Glass Door		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6"	Air Conditioning-Central, High-Efficiency Furnace, Laundry	
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Attached, Front Drive Access	Double Detached	Double Detached
<b>Lot Shape</b>			
<b>Frontage</b>	25 SF	25 SF	0 SF
<b>Depth</b>	118 SF	131 SF	0 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Private Yard	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Golf Nearby, Paved Lane, Low maintenance
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,144.65/ 24	\$3,862.69/2024	\$3,556.80/ 24
<b>List Price</b>	\$389,000	\$429,900	\$399,900
<b>List Price/SF</b>	\$296.49	\$309.28	\$308.33
<b>Sold Price</b>	\$463,500	\$443,500	\$397,500
<b>Sold Price/SF</b>	\$353.28	\$319.06	\$306.48
<b>Sell/List Ratio</b>	119.2%	103.2%	99.4%
<b>DOM</b>	6	6	13



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506040	202506879	202505281
<b>Area/Neighbr</b>	3K/Devonshire Village	3K/Devonshire Park	3K/Starlite Village
<b>Address</b>	7 Steve Mymko Drive	54 John Neufeld Crescent	242 EL Tassi Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2016	OL / 2020	/ 2018
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1630 SF	1520 SF	1491 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 5	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stone, Stucco	Vinyl	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Kitchen, Other remarks
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached, Garage door opener, Insulated	Double Detached	Single Attached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	0 SF		25 SF
<b>Depth</b>	0 SF		
<b>Site Influence</b>	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Landscape, Park/reserve, Paved Street,	Flat Site, Low maintenance landscaped, Landscape, Private
<b>Heating</b>	Forced Air	Forced Air	Baseboard, Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric, Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,793.76/ 24	\$4,265.26/ 24	\$3,884.33/2024
<b>List Price</b>	\$549,900	\$529,900	\$486,900
<b>List Price/SF</b>	\$337.36	\$348.62	\$326.56
<b>Sold Price</b>	\$577,999	\$529,900	\$475,000
<b>Sold Price/SF</b>	\$354.60	\$348.62	\$318.58
<b>Sell/List Ratio</b>	105.1%	100.0%	97.6%
<b>DOM</b>	8	3	28



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506706	202505158	202506527
<b>Area/Neighbr</b>	3K/Transcona	3K/Devonshire Park	3K/Mission Gardens
<b>Address</b>	1313 Plessis Road	63 Tyson Trail	18 Rick Boychuk Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1973	OL / 2020	OL / 2008
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1672 SF	1485 SF	1610 SF
<b>Fin Basement</b>	0.00 M2/0 SF	120.77 M2/1,300 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 6	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Stucco
<b>Fireplace(s)</b>	Brick Facing		Other - See remarks
<b>Fireplace Fuel</b>	Wood		Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Laminate, Tile, Vinyl	Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks, Roof Coverings		Flooring, Other remarks
<b>Features</b>	Air Conditioning-Central, Central Exhaust, Deck	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist,	Air Conditioning-Central, Central Exhaust, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Dryer, Garage door opener, Garage door opener remote(s), Double Attached
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Pie Shaped		
<b>Frontage</b>	0 SF	39 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Golf Nearby, Landscaped deck, No Back	Fenced, Low maintenance landscaped, Landscape,	Fenced, Low maintenance landscaped, Landscaped patio, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,585.01/2024	\$5,452.88/ 24	\$4,770.35/2024
<b>List Price</b>	\$459,900	\$599,900	\$539,900
<b>List Price/SF</b>	\$275.06	\$403.97	\$335.34
<b>Sold Price</b>	\$442,500	\$635,000	\$518,500
<b>Sold Price/SF</b>	\$264.65	\$427.61	\$322.05
<b>Sell/List Ratio</b>	96.2%	105.9%	96.0%
<b>DOM</b>	7	8	22



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506521	202506472	202503156
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Mission Gardens	3K/Starlite Village
<b>Address</b>	1264 Plessis Road	92 Trudell Bay	7 Maruca Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1950	OL / 1988	OL / 2017
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Split-4 Level	Bungalow
<b>Living Area</b>	620 SF	1800 SF	1434 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Half basement, See remarks	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Vinyl	Brick & Siding, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			Glass Door
<b>Fireplace Fuel</b>			Electric, Gas
<b>Flooring</b>	Laminate, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring		
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, Humidifier, Laundry - Main Floor,
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Microwave,
<b>Parking</b>	Parking Pad	Double Attached, Paved Driveway	Double Attached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	58 SF	0 SF
<b>Depth</b>	0 SF	105 SF	0 SF
<b>Site Influence</b>	Fenced, Paved Street, Shopping Nearby, Public Transportation	Fenced, Vegetable Garden, Golf Nearby, Landscaped patio,	Fenced, Landscape, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,026.71/ 24	\$4,232.50/2024	\$5,319.19/2024
<b>List Price</b>	\$179,900	\$488,000	\$599,900
<b>List Price/SF</b>	\$290.16	\$271.11	\$418.34
<b>Sold Price</b>	\$179,900	\$485,000	\$615,000
<b>Sold Price/SF</b>	\$290.16	\$269.44	\$428.87
<b>Sell/List Ratio</b>	100.0%	99.4%	102.5%
<b>DOM</b>	20	8	31



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506300	202506105	202506058
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Crocus Meadows	3K/Devonshire Park
<b>Address</b>	64 GEORGE BARONE Bay	54 Stan Schriber Crescent	169 Bill Briercliffe Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2021	OL / 2015	/ 2025
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1535 SF	1400 SF	1743 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick & Siding	Brick & Siding	Stone, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Deck, Heat recovery ventilator,	Closet Organizers, Heat recovery ventilator, High-Efficiency
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
<b>Parking</b>	Double Attached	Single Attached	Double Attached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	25 SF	32 SF
<b>Depth</b>	0 SF	129 SF	118 SF
<b>Site Influence</b>	Fenced, Shopping Nearby	Fenced, Flat Site, Low maintenance landscaped, Public	Not Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,793.76/ 24	\$4,030.70/ 24	\$0.00/2025
<b>List Price</b>	\$579,900	\$419,900	\$569,500
<b>List Price/SF</b>	\$377.79	\$299.93	\$326.74
<b>Sold Price</b>	\$579,900	\$457,500	\$600,000
<b>Sold Price/SF</b>	\$377.79	\$326.79	\$344.23
<b>Sell/List Ratio</b>	100.0%	109.0%	105.4%
<b>DOM</b>	9	7	2



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505956	202505916	202505701
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Starlite Village	3K/Devonshire Park
<b>Address</b>	11 Dr. Michael K. Grace Lane	11 Fiorentino Street	318 John Neufeld Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2019	OL / 2017	OL / 2021
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1711 SF	2125 SF	1881 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 5	BDA: 5 TBD: 6	BDA: 3 TBD: 4
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full, See remarks
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Composite, Stone, Wood Siding	Stucco	Stone, Vinyl
<b>Fireplace(s)</b>		Tile Facing	Glass Door
<b>Fireplace Fuel</b>		Electric	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Bar wet, Central Exhaust, Heat recovery	Air Conditioning-Central, Balcony - One, Deck, Exterior walls,
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryers - Two, Fridges - Two,
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	34 SF	44 SF	38 SF
<b>Depth</b>	118 SF	128 SF	118 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Shopping Nearby, Public	Fenced, No Back Lane, Other/remarks, Public	Fenced, Lake View, Landscape, Other/remarks, Park/reserve,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,342.40/ 24	\$5,931.16/2024	\$6,192.36/ 24
<b>List Price</b>	\$589,900	\$674,900	\$688,000
<b>List Price/SF</b>	\$344.77	\$317.60	\$365.76
<b>Sold Price</b>	\$602,000	\$657,000	\$663,000
<b>Sold Price/SF</b>	\$351.84	\$309.18	\$352.47
<b>Sell/List Ratio</b>	102.1%	97.3%	96.4%
<b>DOM</b>	8	38	26



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505507	202505381	202504742
<b>Area/Neighbr</b>	3K/Crocus Meadows	3K/Crocus Meadows	3K/Devonshire Park
<b>Address</b>	258 Philip Lee Drive	58 Golden Boy Lane	509 Tyson Trail
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2015	OL / 2017	OL / 2021
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1886 SF	2114 SF	1617 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco	Stucco, Vinyl	Stone, Vinyl, Wood Siding
<b>Fireplace(s)</b>	Tile Facing		Insert
<b>Fireplace Fuel</b>	Gas		Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Bar wet, Dog run fenced in, Heat recovery	High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Heat recovery ventilator,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	41 SF	0 SF	34 SF
<b>Depth</b>	165 SF	0 SF	118 SF
<b>Site Influence</b>	Fenced, Flat Site, Lakefront, Lake View, Landscaped deck,	Fenced, Landscape, Playground Nearby, Shopping Nearby	Fenced, Flat Site, Landscape, No Back Lane, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,648.00/ 24	\$5,581.00/2024	\$4,855.59/2024
<b>List Price</b>	\$604,900	\$609,000	\$569,900
<b>List Price/SF</b>	\$320.73	\$288.08	\$352.44
<b>Sold Price</b>	\$635,000	\$590,000	\$551,000
<b>Sold Price/SF</b>	\$336.69	\$279.09	\$340.75
<b>Sell/List Ratio</b>	105.0%	96.9%	96.7%
<b>DOM</b>	32	47	37



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504386	202504653	202504766
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Mission Gardens	3K/Mission Gardens
<b>Address</b>	135 John Neufeld Crescent	83 Heartstone Drive	46 Gillies Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2021	OL / 2008	OL / 1976
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1695 SF	1605 SF	988 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Brick, Concrete	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Brick, Stucco, Wood Siding
<b>Fireplace(s)</b>		Glass Door, Tile Facing	Stone
<b>Fireplace Fuel</b>		Gas	Electric
<b>Flooring</b>	Vinyl	Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Flooring, Other remarks	Furnace, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Central Exhaust, Deck, High-Efficiency	Air Conditioning-Central, Deck, Greenhouse, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
<b>Parking</b>	Double Attached	Double Attached	Single Detached, Garage door opener, Insulated, Oversized,
<b>Lot Shape</b>	Pie Shaped		
<b>Frontage</b>	38 SF	0 SF	0 SF
<b>Depth</b>	118 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Landscape, Landscaped deck, No Back Lane, Shopping	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Golf Nearby, Landscape, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,937.04/2024	\$4,832.38/2024	\$3,934.83/ 24
<b>List Price</b>	\$599,900	\$524,900	\$405,000
<b>List Price/SF</b>	\$353.92	\$327.04	\$409.92
<b>Sold Price</b>	\$588,500	\$510,000	\$439,000
<b>Sold Price/SF</b>	\$347.20	\$317.76	\$444.33
<b>Sell/List Ratio</b>	98.1%	97.2%	108.4%
<b>DOM</b>	9	10	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504694	202504597	202504278
<b>Area/Neighbr</b>	3K/Lakeside Meadows	3K/Devonshire Village	3K/Crocus Meadows
<b>Address</b>	10 Meadow Lake Drive	51 Steve Mymko Drive	170 Donna Wyatt Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 2017	OL / 2016
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Two Storey
<b>Living Area</b>	1044 SF	1573 SF	1370 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	60.39 M2/650 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Stone, Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Brick Facing	Tile Facing	
<b>Fireplace Fuel</b>	Wood	Gas	
<b>Flooring</b>	Wall-to-wall carpet	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Completely		Basement
<b>Features</b>	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Central Exhaust, Heat recovery	Air Conditioning-Central, Engineered Floor Joist, Exterior
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Vacuum built-in,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Front Drive Access, Paved Driveway	Double Attached	Single Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	Pie Shaped
<b>Frontage</b>	50 SF	38 SF	35 SF
<b>Depth</b>	100 SF		135 SF
<b>Site Influence</b>	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Flat Site, Landscape, Landscaped patio, No Back	Cul-De-Sac, Fenced, Landscaped deck, Paved Street, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,884.99/ 24	\$4,829.30/ 24	\$3,975.33/ 24
<b>List Price</b>	\$449,900	\$539,900	\$469,900
<b>List Price/SF</b>	\$430.94	\$343.23	\$342.99
<b>Sold Price</b>	\$455,000	\$563,000	\$452,000
<b>Sold Price/SF</b>	\$435.82	\$357.91	\$329.93
<b>Sell/List Ratio</b>	101.1%	104.3%	96.2%
<b>DOM</b>	10	7	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503964	202503993	202502460
<b>Area/Neighbr</b>	3K/Starlite Village	3K/Devonshire Park	3K/Starlite Village
<b>Address</b>	15 Bill Dance Drive	23 Jerry Klein Drive	95 Bill Dance Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2018	/ 2023	OL / 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Split-Multi Level	Two Storey
<b>Living Area</b>	2053 SF	1826 SF	1566 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>	Other - See remarks	Tile Facing	Insert
<b>Fireplace Fuel</b>	Electric	Electric	Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Central Exhaust, Exterior walls, 2x6",	Air Conditioning-Central, Central Exhaust, Heat recovery	Air Conditioning-Central, Heat recovery ventilator,
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Microwave,
<b>Parking</b>	Double Attached, Garage door opener, Insulated garage door,	Double Attached, Garage door opener	Single Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	40 SF	32 SF	26 SF
<b>Depth</b>	118 SF	118 SF	116 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Flat Site, No Back Lane, Paved Street	Fenced, No Back Lane, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,557.88/ 24	\$0.00/ 0	\$4,276.00/2024
<b>List Price</b>	\$599,900	\$649,900	\$499,900
<b>List Price/SF</b>	\$292.21	\$355.91	\$319.22
<b>Sold Price</b>	\$600,000	\$638,000	\$480,000
<b>Sold Price/SF</b>	\$292.26	\$349.40	\$306.51
<b>Sell/List Ratio</b>	100.0%	98.2%	96.0%
<b>DOM</b>	11	50	28



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503839	202503779	202503485
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Mission Gardens	3K/Devonshire Park
<b>Address</b>	97 William Tweed Terrace	3 Prychitko Place	147 John Neufeld Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2023	/ 2014	/ 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1860 SF	1501 SF	1707 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 5
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Composite, Stone, Stucco	Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>		Direct vent	Glass Door, Other - See remarks, Til
<b>Fireplace Fuel</b>		Gas	Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Other remarks	
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	34 SF	45 SF	38 SF
<b>Depth</b>	119 SF	139 SF	118 SF
<b>Site Influence</b>	Fenced, Lake View, Landscaped deck, No Back Lane,	Corner, Fenced, Golf Nearby, Paved Street, Playground	Fenced, Flat Site, Landscaped deck, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric, Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,321.71/2024	\$4,805.71/2024	\$5,067.29/2024
<b>List Price</b>	\$599,900	\$499,800	\$621,000
<b>List Price/SF</b>	\$322.53	\$332.98	\$363.80
<b>Sold Price</b>	\$610,800	\$520,000	\$675,147
<b>Sold Price/SF</b>	\$328.39	\$346.44	\$395.52
<b>Sell/List Ratio</b>	101.8%	104.0%	108.7%
<b>DOM</b>	10	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503474	202503574	202503399
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Devonshire Park	3K/Mission Gardens
<b>Address</b>	409 Tyson Trail	172 Private Davy Drive	130 Balaban Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2022	/ 2025	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1496 SF	1486 SF	828 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet	Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Garage, Kitchen		Bathroom, Electrical, Furnace, Insul:
<b>Features</b>	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Exterior walls, 2x6", Heat recovery ventilator, Hood Fan, No	Ceiling Fan, Closet Organizers, Deck, High-Efficiency Furnace,
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door		Dryer, Play structure, Refrigerator, Storage Shed,
<b>Parking</b>	Double Attached	Double Attached	Front Drive Access, Plug-In, Paved Driveway
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	34 SF	50 SF
<b>Depth</b>	0 SF	118 SF	179 SF
<b>Site Influence</b>	Fenced, Flat Site, Landscape, Paved Street, Playground	Flat Site	Cul-De-Sac, Fenced, Landscaped deck, No Through
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,755.15/ 24	\$0.00/ 24	\$3,356.29/2024
<b>List Price</b>	\$544,900	\$549,900	\$314,900
<b>List Price/SF</b>	\$364.24	\$370.05	\$380.31
<b>Sold Price</b>	\$556,500	\$549,000	\$345,500
<b>Sold Price/SF</b>	\$371.99	\$369.45	\$417.27
<b>Sell/List Ratio</b>	102.1%	99.8%	109.7%
<b>DOM</b>	8	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503446	202503020	202502774
<b>Area/Neighbr</b>	3K/Kildonan Green	3K/Devonshire Park	3K/Lakeside Meadows
<b>Address</b>	14 Rod Black Crescent	171 John Neufeld Crescent	237 Devonshire Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2008	OL / 2020	OL / 1986
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bi-Level
<b>Living Area</b>	1280 SF	1709 SF	680 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Brick, Stucco	Stone, Wood Siding
<b>Fireplace(s)</b>			Stone
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Exterior walls, 2x6", Main floor
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Detached, Heated, Insulated, Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	0 SF	30 SF
<b>Depth</b>	0 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Landscape, Landscaped deck, No Back Lane, Playground	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Paved Street, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,867.92/ 24	\$5,099.75/2024	\$3,280.29/ 24
<b>List Price</b>	\$544,900	\$549,900	\$319,900
<b>List Price/SF</b>	\$425.70	\$321.77	\$470.44
<b>Sold Price</b>	\$520,000	\$614,500	\$358,850
<b>Sold Price/SF</b>	\$406.25	\$359.57	\$527.72
<b>Sell/List Ratio</b>	95.4%	111.7%	112.2%
<b>DOM</b>	19	7	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502567	202502420	202502500
<b>Area/Neighbr</b>	3K/Devonshire Village	3K/Devonshire Village	3K/Crocus Meadows
<b>Address</b>	75 Chelston Gate	27 John Neufeld Crescent	30 Angela Everts Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2015	OL / 2018	OL / 2015
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1565 SF	1835 SF	2048 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 5	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full, Walkout
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stone, Stucco, Vinyl	Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Glass Door		Stone
<b>Fireplace Fuel</b>	Gas		Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Basement
<b>Features</b>	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Central Exhaust, Closet Organizers,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Detached	Double Attached	Double Attached, Garage door opener, Insulated garage door,
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	36 SF		44 SF
<b>Depth</b>	120 SF		178 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscape, Landscaped deck, Playground	Flat Site, Landscape, No Back Lane, Shopping Nearby	Fenced, Lakefront, Lake View, Landscape, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,793.76/2024	\$5,442.84/ 24	\$7,034.60/2024
<b>List Price</b>	\$524,800	\$579,900	\$779,900
<b>List Price/SF</b>	\$335.34	\$316.02	\$380.81
<b>Sold Price</b>	\$551,000	\$570,000	\$765,000
<b>Sold Price/SF</b>	\$352.08	\$310.63	\$373.54
<b>Sell/List Ratio</b>	105.0%	98.3%	98.1%
<b>DOM</b>	8	37	43



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502535	202502099	202501942
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Devonshire Park	3K/Starlite Village
<b>Address</b>	78 Sims Crescent	18 Dr. Michael K. Grace Lane	374 El Tassi Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1990	OL / 2020	/ 2021
<b>Type</b>	Single Family Detached	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Two Storey
<b>Living Area</b>	1033 SF	1332 SF	1691 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Stucco	Stucco, Vinyl	Stone, Vinyl
<b>Fireplace(s)</b>	Stone		Insert
<b>Fireplace Fuel</b>	Electric		Electric
<b>Flooring</b>	Laminate, Vinyl	Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks		Basement, Garage
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Front Drive Access	No Garage, Parking Pad	Double Attached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	0 SF	30 SF
<b>Depth</b>	0 SF	0 SF	105 SF
<b>Site Influence</b>	Corner, Fenced, Low maintenance landscaped, No	Fenced, Golf Nearby, Landscape, Landscaped deck,	Fenced, Flat Site, Paved Lane, Landscape, No Back Lane,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,493.51/2024	\$3,597.68/ 24	\$5,119.87/ 24
<b>List Price</b>	\$379,900	\$414,900	\$624,900
<b>List Price/SF</b>	\$367.76	\$311.49	\$369.54
<b>Sold Price</b>	\$413,000	\$410,000	\$624,700
<b>Sold Price/SF</b>	\$399.81	\$307.81	\$369.43
<b>Sell/List Ratio</b>	108.7%	98.8%	100.0%
<b>DOM</b>	10	21	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501917	202501423	202500884
<b>Area/Neighbr</b>	3K/Kildonan Green	3K/Starlite Village	3K/Devonshire Park
<b>Address</b>	7 Helen Mayba Crescent	39 Maruca Place	399 Bill Briercliffe Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2011	OL / 2018	TB / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	2442 SF	1685 SF	1859 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stone, Stucco	Stone, Stucco	Composite, Stone, Stucco
<b>Fireplace(s)</b>	Direct vent	Direct vent	
<b>Fireplace Fuel</b>	Gas	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Heat recovery ventilator, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Microwave
<b>Parking</b>	Double Attached	Double Attached	Double Attached, Front Drive Access, Paved Driveway
<b>Lot Shape</b>	Normal	Pie Shaped	Normal
<b>Frontage</b>	42 SF	0 SF	34 SF
<b>Depth</b>	117 SF	0 SF	118 SF
<b>Site Influence</b>	Fenced, Landscaped deck, No Back Lane, Park/reserve,	Fenced	Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,679.26/ 24	\$5,176.08/ 24	\$0.00/ 0
<b>List Price</b>	\$624,900	\$539,900	\$599,900
<b>List Price/SF</b>	\$255.90	\$320.42	\$322.70
<b>Sold Price</b>	\$618,000	\$539,900	\$613,302
<b>Sold Price/SF</b>	\$253.07	\$320.42	\$329.91
<b>Sell/List Ratio</b>	98.9%	100.0%	102.2%
<b>DOM</b>	39	9	62



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500152	202500457	202500377
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Crocus Meadows	3K/Crocus Meadows
<b>Address</b>	311 Peguis Street	182 Philip Lee Drive	262 Philip Lee Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2021	OL / 2017	OL / 2016
<b>Type</b>	Townhouse	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1327 SF	1230 SF	1236 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Concrete
<b>Exterior</b>	Vinyl	Stucco	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Cook Top, Exterior walls, 2x6", Heat	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Garage door opener	Blinds, Dishwasher, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached, Garage door opener, Plug-In, Paved Driveway,	Double Attached	Double Attached, Front Drive Access
<b>Lot Shape</b>			Irregular
<b>Frontage</b>	0 SF	0 SF	41 SF
<b>Depth</b>	0 SF	0 SF	154 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscape, Shopping Nearby, Public	Landscaped deck, Landscaped patio, No Back Lane, Playground	Fenced, Lake View, No Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,504.98/2024	\$4,529.48/ 24	\$4,761.52/ 24
<b>List Price</b>	\$414,900	\$499,000	\$489,900
<b>List Price/SF</b>	\$312.66	\$405.69	\$396.36
<b>Sold Price</b>	\$409,000	\$543,432	\$580,000
<b>Sold Price/SF</b>	\$308.21	\$441.81	\$469.26
<b>Sell/List Ratio</b>	98.6%	108.9%	118.4%
<b>DOM</b>	5	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500242	202500143	202428182
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Devonshire Park	3K/Devonshire Park
<b>Address</b>	82 John Neufeld Crescent	413 Tyson Trail	188 Ken Butchart Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2020	OL / 2022	UC / 2024
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1572 SF	1538 SF	1618 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Concrete, Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco, Wood Siding	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Heat recovery		Heat recovery ventilator, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Garage door opener remote(s), Microwave
<b>Parking</b>	No Garage, Parking Pad	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	30 SF	32 SF	32 SF
<b>Depth</b>	118 SF	118 SF	
<b>Site Influence</b>	Fenced, Back Lane, Other/remarks, Playground	Fenced, Flat Site, Paved Street, Playground Nearby, Private Yard,	Golf Nearby, Not Landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,557.34/2024	\$4,744.32/2024	\$0.00/ 24
<b>List Price</b>	\$499,900	\$539,900	\$556,500
<b>List Price/SF</b>	\$318.00	\$351.04	\$343.94
<b>Sold Price</b>	\$497,000	\$550,000	\$555,030
<b>Sold Price/SF</b>	\$316.16	\$357.61	\$343.03
<b>Sell/List Ratio</b>	99.4%	101.9%	99.7%
<b>DOM</b>	13	12	49



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427885	202428006	202427143
<b>Area/Neighbr</b>	3K/Devonshire Park	3K/Mission Gardens	3K/Devonshire Park
<b>Address</b>	12 Jerry Klein Drive	141 Balaban Place	83 Jim Gauthier Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2025	OL / 1978	/ 2023
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1820 SF	1138 SF	1559 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame		Concrete
<b>Exterior</b>	Stone, Stucco	Stucco, Vinyl	Stone, Stucco
<b>Fireplace(s)</b>		Corner	Glass Door, Tile Facing
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V	Tile, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Balcony - One, Closet Organizers, Engineered Floor	Air Conditioning-Central, Ceiling Fan, Closet Organizers,	Closet Organizers, Engineered Floor Joist, Heat recovery
<b>Gds Included</b>	Garage door opener, Garage door opener remote(s)	Dishwasher, Microwave, Refrigerator, Stove, Window	Dishwasher, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Double Detached	Double Attached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	36 SF	34 SF	32 SF
<b>Depth</b>	185 SF	0 SF	118 SF
<b>Site Influence</b>	Lakefront, Lake View, No Back Lane, Park/reserve, Playground	Cul-De-Sac, Fenced, Landscaped deck, Park/reserve,	No Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$3,442.60/2024	\$0.00/ 0
<b>List Price</b>	\$699,900	\$299,900	\$559,900
<b>List Price/SF</b>	\$384.56	\$263.53	\$359.14
<b>Sold Price</b>	\$695,000	\$311,000	\$554,000
<b>Sold Price/SF</b>	\$381.87	\$273.29	\$355.36
<b>Sell/List Ratio</b>	99.3%	103.7%	98.9%
<b>DOM</b>	5	4	73



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427327	202426021	202513172
<b>Area/Neighbr</b>	3K/Mission Gardens	3K/Kildonan Meadows	3L/West Transcona
<b>Address</b>	91 Balaban Place	170 Tychonick Bay	118 Harvard Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1978	OL / 2012	/ 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Two Storey	Bungalow
<b>Living Area</b>	867 SF	2271 SF	1295 SF
<b>Fin Basement</b>	0.00 M2/0 SF	92.90 M2/1,000 SF	120.31 M2/1,295 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Vinyl
<b>Fireplace(s)</b>	Stone		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, See remarks	Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Bar wet, Ceiling Fan, Deck, Hood Fan,	Air Conditioning-Central, Hood Fan	Air Conditioning-Central, Closet Organizers, Heat recovery
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,		Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Detached	Double Attached	Single Attached, Garage door opener, Heated, Oversized, Rear
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	40 SF	40 SF
<b>Depth</b>	0 SF	122 SF	100 SF
<b>Site Influence</b>	Corner, Fenced, Back Lane, Landscaped deck, Playground	Fenced, No Back Lane, Playground Nearby, Shopping	Golf Nearby, Back Lane, Paved Lane, Low maintenance
<b>Heating</b>	Forced Air	Forced Air	Forced Air, Infloor
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,794.57/ 24	\$5,131.46/2024	\$4,767.48/2024
<b>List Price</b>	\$339,900	\$598,900	\$489,900
<b>List Price/SF</b>	\$392.04	\$263.72	\$378.30
<b>Sold Price</b>	\$325,200	\$580,000	\$483,000
<b>Sold Price/SF</b>	\$375.09	\$255.39	\$372.97
<b>Sell/List Ratio</b>	95.7%	96.8%	98.6%
<b>DOM</b>	53	49	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513085	202511620	202510976
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	517 Kildare Avenue W	228 McMeans Avenue W	18 Kootenay Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1960	/ 1960	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1055 SF	1650 SF	903 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Stone, Stucco, Wood Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Kitchen	Furnace, Other remarks, Roof Cover	Bathroom, Furnace, Kitchen, Window
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
<b>Parking</b>	Single Detached, Garage door opener, Oversized	Double Detached	Front Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	54 SF	60 SF	50 SF
<b>Depth</b>	116 SF	100 SF	120 SF
<b>Site Influence</b>	Fenced, Paved Street, Playground Nearby, Shopping	Corner, Golf Nearby, Landscaped patio, Playground Nearby,	Fenced, Fruit Trees/Shrubs, Landscape, No Back Lane,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,425.96/ 24	\$4,354.75/2024	\$3,171.00/2024
<b>List Price</b>	\$359,900	\$424,900	\$329,900
<b>List Price/SF</b>	\$341.14	\$257.52	\$365.34
<b>Sold Price</b>	\$400,000	\$452,000	\$376,000
<b>Sold Price/SF</b>	\$379.15	\$273.94	\$416.39
<b>Sell/List Ratio</b>	111.1%	106.4%	114.0%
<b>DOM</b>	8	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511362	202511334	202511313
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	607 Madeline Street	113 Rosseau Avenue W	14 CLOVERDALE Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	/ 1922	/ 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Bungalow
<b>Living Area</b>	804 SF	1260 SF	908 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Vinyl	Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Furnace, Other remarks,	Electrical, Insulation, Windows	Bathroom, Flooring, Kitchen
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Ceiling Fan, Deck, Main floor full bathroom, No Pet Home, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	No Garage, Rear Drive Access, Unpaved Driveway	Parking Pad	Single Detached, Oversized
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	36 SF	40 SF	53 SF
<b>Depth</b>	100 SF	100 SF	110 SF
<b>Site Influence</b>	Fenced, Flat Site, Paved Lane, Paved Street, Playground Nearby	Fenced, Paved Lane, Playground Nearby	Fenced, No Back Lane, No Through Road, Paved Street,
<b>Heating</b>	Forced Air	Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,075.36/2025	\$2,506.51/ 24	\$3,653.16/ 24
<b>List Price</b>	\$224,900	\$239,900	\$349,900
<b>List Price/SF</b>	\$279.73	\$190.40	\$385.35
<b>Sold Price</b>	\$275,000	\$265,000	\$421,000
<b>Sold Price/SF</b>	\$342.04	\$210.32	\$463.66
<b>Sell/List Ratio</b>	122.3%	110.5%	120.3%
<b>DOM</b>	5	8	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511286	202511205	202510865
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	229 Ralph Avenue	449 Kildare Avenue W	312 Melrose Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1915	OL / 1955	OL / 1946
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	760 SF	983 SF	700 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	3/4	Slab	Crawl space
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Aluminum Siding, Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl	Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Not known
<b>Roof</b>	Shingle	Wood/shingles	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Flooring, Furnac	Garage, Kitchen, Roof Coverings, W	
<b>Features</b>	Deck, High-Efficiency Furnace	No Smoking Home	Bar dry, High-Efficiency Furnace, Laundry - Main Floor, Main floor
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Rear Drive Access	Double Detached	Double Detached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	30 SF	48 SF	0 SF
<b>Depth</b>	100 SF	100 SF	0 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Back Lane, Landscaped deck, Playground Nearby, Public	Fenced, Paved Lane, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,328.83/ 24	\$2,767.66/2024	\$2,884.97/2025
<b>List Price</b>	\$199,900	\$299,900	\$249,900
<b>List Price/SF</b>	\$263.03	\$305.09	\$357.00
<b>Sold Price</b>	\$189,500	\$330,700	\$275,000
<b>Sold Price/SF</b>	\$249.34	\$336.42	\$392.86
<b>Sell/List Ratio</b>	94.8%	110.3%	110.0%
<b>DOM</b>	18	8	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510477	202509258	202508846
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	225 Yale Avenue W	445 Kildare Avenue W	101 Melrose Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1938	OL / 1955	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	One and Three Quarters
<b>Living Area</b>	1325 SF	992 SF	1357 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Slab	3/4
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Vinyl	Stucco, Wood Siding	Stucco, Vinyl
<b>Fireplace(s)</b>		Brick Facing	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Roof Coverings, Windows	Furnace	
<b>Features</b>	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Sump Pump
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dryer, Microwave, Refrigerator, Storage Shed,
<b>Parking</b>	Single Detached, Garage door opener, Parking Pad	Single Detached	Parking Pad, Rear Drive Access
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	100 SF	48 SF	35 SF
<b>Depth</b>	55 SF	100 SF	100 SF
<b>Site Influence</b>	Corner, Fenced, Paved Street, Private Yard, Shopping Nearby	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Corner, Fenced, Back Lane, Low maintenance landscaped, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,453.37/ 24	\$2,756.83/ 24	\$2,493.39/ 24
<b>List Price</b>	\$339,900	\$249,900	\$249,900
<b>List Price/SF</b>	\$256.53	\$251.92	\$184.16
<b>Sold Price</b>	\$420,000	\$300,000	\$245,000
<b>Sold Price/SF</b>	\$316.98	\$302.42	\$180.55
<b>Sell/List Ratio</b>	123.6%	120.0%	98.0%
<b>DOM</b>	8	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507809	202508088	202507984
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	911 Madeline Street	434 Edward Avenue W	505 Kildare Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1946	OL / 1962	OL / 1972
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Split-3 Level	Bungalow
<b>Living Area</b>	980 SF	1078 SF	927 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Crawl space	Crawl space, Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Brick & Siding, Stucco	Stucco
<b>Fireplace(s)</b>		Corner, Free-standing, Stove	
<b>Fireplace Fuel</b>		Wood	
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Completely		
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, No Smoking Home	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Bar Fridge, Blinds, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Parking Pad	Double Detached	Single Attached, Front Drive Access, Garage door opener
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	42 SF	50 SF	55 SF
<b>Depth</b>	0 SF	100 SF	111 SF
<b>Site Influence</b>	Corner, Golf Nearby, Paved Lane, Landscaped deck, Paved	Paved Lane, Paved Street, Public Transportation	Fenced, No Back Lane, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,132.06/2024	\$3,452.27/2024	\$3,551.93/2024
<b>List Price</b>	\$229,999	\$349,900	\$289,900
<b>List Price/SF</b>	\$234.69	\$324.58	\$312.73
<b>Sold Price</b>	\$281,000	\$375,000	\$311,000
<b>Sold Price/SF</b>	\$286.73	\$347.87	\$335.49
<b>Sell/List Ratio</b>	122.2%	107.2%	107.3%
<b>DOM</b>	7	5	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507803	202506914	202507449
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	212 Ralph Avenue W	111 Harold Avenue	11 Hayes Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1958	OL / 1959	OL / 1964
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	936 SF	930 SF	1012 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Stucco, Vinyl	Stone, Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Basement, Bathroom, Flooring, Othe
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Ceiling
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Oversized, Parking Pad, Rear Drive Access	Parking Pad, Plug-In, Rear Drive Access	Single Detached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	45 SF	41 SF	50 SF
<b>Depth</b>	100 SF	100 SF	110 SF
<b>Site Influence</b>	Fenced, Landscaped patio, Playground Nearby, Public	Fenced, Landscape, Playground Nearby, Private Yard, Shopping	Fenced, Golf Nearby, Landscaped deck, No Back
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,363.43/ 24	\$2,927.52/2024	\$3,257.55/ 24
<b>List Price</b>	\$349,900	\$334,900	\$379,900
<b>List Price/SF</b>	\$373.82	\$360.11	\$375.40
<b>Sold Price</b>	\$393,212	\$335,000	\$379,900
<b>Sold Price/SF</b>	\$420.10	\$360.22	\$375.40
<b>Sell/List Ratio</b>	112.4%	100.0%	100.0%
<b>DOM</b>	7	0	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507141	202507217	202507085
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	20 Burnaby Bay	436 Yale Avenue	544 Kildare Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1961	/ 1954	/ 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1003 SF	788 SF	1037 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Basement, Bathroom, Electrical, Flo	
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Microwave	Closet Organizers, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Main floor full bathroom, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dryer, Refrigerator, Stove, Washer	Alarm system, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Double Detached, Front Drive Access, Garage door opener,	Single Detached	Single Detached, Front Drive Access, Parking Pad
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	55 SF	40 SF	50 SF
<b>Depth</b>	109 SF	100 SF	
<b>Site Influence</b>	Landscaped patio, No Back Lane, Playground Nearby,	Fenced, Flat Site, Back Lane, Paved Lane, Park/reserve, Paved	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Baseboard, Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,844.01/2024	\$2,960.86/2024	\$3,113.08/ 24
<b>List Price</b>	\$349,900	\$349,900	\$299,900
<b>List Price/SF</b>	\$348.85	\$444.04	\$289.20
<b>Sold Price</b>	\$415,000	\$375,000	\$351,250
<b>Sold Price/SF</b>	\$413.76	\$475.89	\$338.72
<b>Sell/List Ratio</b>	118.6%	107.2%	117.1%
<b>DOM</b>	7	8	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506905	202506775	202506720
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	442 Melrose Avenue W	335 Melrose Avenue W	448 Melrose Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1954	OL / 1914	/ 2015
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bi-Level
<b>Living Area</b>	867 SF	700 SF	1092 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Vinyl	Vinyl
<b>Fireplace(s)</b>			Tile Facing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Laminate, Vinyl, Wood	Laminate	Laminate, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom		
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached	Rear Drive Access	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	33 SF	40 SF	49 SF
<b>Depth</b>		100 SF	110 SF
<b>Site Influence</b>	Fenced, Paved Lane, Paved Street, Playground Nearby,	Paved Lane, Landscape, Paved Street, Playground Nearby,	Fenced, Back Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,749.95/2024	\$2,433.77/2024	\$4,367.83/2024
<b>List Price</b>	\$289,900	\$224,900	\$429,900
<b>List Price/SF</b>	\$334.37	\$321.29	\$393.68
<b>Sold Price</b>	\$283,560	\$220,000	\$501,000
<b>Sold Price/SF</b>	\$327.06	\$314.29	\$458.79
<b>Sell/List Ratio</b>	97.8%	97.8%	116.5%
<b>DOM</b>	8	9	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506508	202506335	202505096
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	907 Madeline Street	420 Ravelston Avenue W	536 Ravelston Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1947	OL / 1950	OL / 1956
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1037 SF	711 SF	790 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Crawl space	3/4	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Brick
<b>Fireplace(s)</b>			Stone
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Vinyl, Wood	Laminate, Vinyl	Tile, Wood
<b>Foundation</b>	Concrete	Block, Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Garage	Bathroom, Flooring, Furnace, Insulat	
<b>Features</b>	Air Conditioning-Central, Deck	Deck, High-Efficiency Furnace, Hood Fan, Main floor full	Air Conditioning-Central, Deck, Main floor full bathroom, No
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached	Double Detached, Garage door opener, Heated, Parking Pad,	Single Detached, Carport, Oversized
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	41 SF	33 SF	43 SF
<b>Depth</b>	100 SF	100 SF	0 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Paved Lane, Landscape, Playground	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,831.17/2024	\$2,295.59/2024	\$3,024.99/ 24
<b>List Price</b>	\$224,900	\$219,900	\$299,000
<b>List Price/SF</b>	\$216.88	\$309.28	\$378.48
<b>Sold Price</b>	\$276,000	\$241,000	\$363,000
<b>Sold Price/SF</b>	\$266.15	\$338.96	\$459.49
<b>Sell/List Ratio</b>	122.7%	109.6%	121.4%
<b>DOM</b>	7	2	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506313	202505943	202505366
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	5 Lethbridge Avenue	1212 Day Street	451 KILDARE Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1958	OL / 1957	OL / 1955
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1040 SF	936 SF	900 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Slab
<b>Construction</b>		Wood Frame	Concrete floor, Wood Frame
<b>Exterior</b>	Brick, Stucco	Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl	Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Window	Bathroom, Flooring, Kitchen, Window
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hot	Air Conditioning-Central, Deck, Hood Fan, No Pet Home, No
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Front Drive Access, No Garage	Double Detached	Single Detached, Garage door opener, Oversized, Rear Drive
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	50 SF	45 SF	48 SF
<b>Depth</b>	115 SF	0 SF	100 SF
<b>Site Influence</b>	Paved Street	Corner, Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Paved Lane, Park/reserve, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,376.00/ 254	\$3,558.15/ 24	\$2,756.83/ 24
<b>List Price</b>	\$325,000	\$359,900	\$299,900
<b>List Price/SF</b>	\$312.50	\$384.51	\$333.22
<b>Sold Price</b>	\$390,000	\$400,000	\$341,000
<b>Sold Price/SF</b>	\$375.00	\$427.35	\$378.89
<b>Sell/List Ratio</b>	120.0%	111.1%	113.7%
<b>DOM</b>	12	11	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506044	202506006	202505812
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	134 Horton Avenue W	628 Melrose Avenue W	138 Horton Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1952	/ 1958	OL / 1954
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	825 SF	740 SF	676 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	3/4	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Stucco	Brick, Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Laminate, Vinyl, Wood	Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Other remarks	Completely
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dishwasher, Dryer, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Detached	Single Detached	Single Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	60 SF	45 SF	60 SF
<b>Depth</b>	100 SF	110 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street	Fenced, Golf Nearby, Back Lane, Playground Nearby,	Fenced, Landscaped deck, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,013.00/ 24	\$2,952.34/2024	\$2,808.00/ 24
<b>List Price</b>	\$285,000	\$299,900	\$299,900
<b>List Price/SF</b>	\$345.45	\$405.27	\$443.64
<b>Sold Price</b>	\$300,000	\$336,000	\$299,900
<b>Sold Price/SF</b>	\$363.64	\$454.05	\$443.64
<b>Sell/List Ratio</b>	105.3%	112.0%	100.0%
<b>DOM</b>	7	8	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504549	202505499	202505432
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	431 Melrose Avenue	418 Regent Avenue W	48 Berwyn Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1955	OL / 1949	OL / 1961
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	740 SF	702 SF	1008 SF
<b>Fin Basement</b>	60.39 M2/650 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Brick & Siding	Stucco, Wood Siding	Aluminum Siding, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Wood	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Other remarks, Roof Cover	Flooring, Windows	Bathroom, Garage, Roof Coverings,
<b>Features</b>	Ceiling Fan, Deck, No Smoking Home	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Dishwasher, Dryer, Play structure, Refrigerator, Stove, TV	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Garage door opener, Refrigerator, Stove, Washer, Window
<b>Parking</b>	Single Detached	Single Detached	Single Detached, Garage door opener, Insulated garage door,
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	49 SF	49 SF	105 SF
<b>Depth</b>	0 SF	100 SF	56 SF
<b>Site Influence</b>	Fenced, Back Lane, Park/reserve, Playground	Fenced, Paved Lane, Low maintenance landscaped, Private	Corner, Fenced, Fruit Trees/Shrubs, No Back Lane,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,218.14/ 25	\$3,059.00/2024	\$3,413.15/ 24
<b>List Price</b>	\$323,200	\$289,900	\$289,900
<b>List Price/SF</b>	\$436.76	\$412.96	\$287.60
<b>Sold Price</b>	\$316,600	\$330,000	\$368,000
<b>Sold Price/SF</b>	\$427.84	\$470.09	\$365.08
<b>Sell/List Ratio</b>	98.0%	113.8%	126.9%
<b>DOM</b>	5	7	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505083	202504867	202503269
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	1105 Day Street	62 North Meadow Drive N	338 Edward Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2012	/ 1986	OL / 1962
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Split-3 Level
<b>Living Area</b>	900 SF	1040 SF	1084 SF
<b>Fin Basement</b>	65.03 M2/700 SF	83.61 M2/900 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Crawl space, Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Composite, Stucco	Brick, Stucco
<b>Fireplace(s)</b>			Stone
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring	Bathroom, Exterior, Flooring, Kitchen	Flooring, Furnace, Roof Coverings, \
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Main floor full	Air Conditioning-Central, Hot Tub, Patio, Pool Equipment,
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage	Dishwasher, Dryer, Refrigerator, Stove, TV Wall Mount, Vacuum
<b>Parking</b>	No Garage	Double Detached	Double Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	30 SF	36 SF	50 SF
<b>Depth</b>		99 SF	100 SF
<b>Site Influence</b>	Public Transportation	Fenced, Flat Site, Back Lane, Paved Lane, Park/reserve, Paved	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,508.00/2024	\$3,679.51/ 24	\$3,560.45/2024
<b>List Price</b>	\$399,000	\$389,900	\$369,900
<b>List Price/SF</b>	\$443.33	\$374.90	\$341.24
<b>Sold Price</b>	\$385,000	\$410,000	\$387,000
<b>Sold Price/SF</b>	\$427.78	\$394.23	\$357.01
<b>Sell/List Ratio</b>	96.5%	105.2%	104.6%
<b>DOM</b>	17	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503451	202502583	202503196
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	800 Madeline Street	335 Ravelston Avenue	2 Hayes Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1946	OL / 1916	/ 1968
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	930 SF	660 SF	1200 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Partial	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Vinyl	Stucco	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Kitchen, Other remarks
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Main floor full	High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, Bar wet, Deck, Hood Fan, Hot Tub, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dryer, Garage door opener, Garage door opener remote(s),	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Parking Pad, Plug-In, Rear Drive Access	Single Detached	Double Detached, Front Drive Access, Insulated
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	48 SF		50 SF
<b>Depth</b>	100 SF		110 SF
<b>Site Influence</b>	Corner, Fenced, Back Lane, Paved Lane, Low maintenance	Fenced, Back Lane, Paved Lane, Landscaped deck, Shopping	Landscape, Landscaped deck, Playground Nearby, Shopping
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,773.93/ 24	\$2,273.96/ 24	\$3,744.35/ 24
<b>List Price</b>	\$299,900	\$199,900	\$374,900
<b>List Price/SF</b>	\$322.47	\$302.88	\$312.42
<b>Sold Price</b>	\$366,000	\$189,000	\$405,000
<b>Sold Price/SF</b>	\$393.55	\$286.36	\$337.50
<b>Sell/List Ratio</b>	122.0%	94.5%	108.0%
<b>DOM</b>	6	20	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503105	202503068	202502704
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	605 Bond Street	719 Kildare Avenue W	1008 Day Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	OL / 1961	OL / 1955
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Bungalow	Bungalow
<b>Living Area</b>	1080 SF	1110 SF	930 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Wood Siding	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Detached	Front Drive Access	Single Detached, Garage door opener, Oversized, Rear Drive
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	55 SF	48 SF
<b>Depth</b>	0 SF	110 SF	100 SF
<b>Site Influence</b>	Paved Street, Private Yard	No Back Lane, Paved Street, Playground Nearby, Shopping	Back Lane, Paved Street, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,666.79/2024	\$3,487.02/ 24	\$3,330.19/2024
<b>List Price</b>	\$319,900	\$359,900	\$319,900
<b>List Price/SF</b>	\$296.20	\$324.23	\$343.98
<b>Sold Price</b>	\$330,000	\$424,000	\$355,000
<b>Sold Price/SF</b>	\$305.56	\$381.98	\$381.72
<b>Sell/List Ratio</b>	103.2%	117.8%	111.0%
<b>DOM</b>	0	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502652	202502628	202501730
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	523 Yale Avenue W	309 Rosseau Avenue	339 Harvard Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1956	OL / 1982	OL / 1954
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1018 SF	990 SF	702 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	65.22 M2/702 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Brick, Stucco, Wood Siding	Stone, Stucco
<b>Fireplace(s)</b>		Brick Facing	
<b>Fireplace Fuel</b>		Wood	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Basement, Bathroom, Electrical, Flo
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main		Air Conditioning-Central, Closet Organizers, High-Efficiency
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Rear Drive Access	Parking Pad	Single Detached, Garage door opener, Parking Pad, Plug-In, Normal
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	45 SF	33 SF	0 SF
<b>Depth</b>	100 SF	100 SF	0 SF
<b>Site Influence</b>	Paved Street, Playground Nearby, Shopping Nearby, Public	Back Lane	Fenced, Paved Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,352.61/ 24	\$3,377.39/ 24	\$1,735.67/2024
<b>List Price</b>	\$319,900	\$299,900	\$369,900
<b>List Price/SF</b>	\$314.24	\$302.93	\$526.92
<b>Sold Price</b>	\$365,000	\$372,000	\$360,000
<b>Sold Price/SF</b>	\$358.55	\$375.76	\$512.82
<b>Sell/List Ratio</b>	114.1%	124.0%	97.3%
<b>DOM</b>	8	8	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501640	202501031	202500794
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	135 Victoria Avenue	341 Edward Avenue W	361 Melrose Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1952	OL / 1962	OL / 1918
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1016 SF	960 SF	680 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full, Partial	Full	Partial
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Brick & Siding, Stucco, Vinyl	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Vinyl, Vinyl Plank	Vinyl Plank
<b>Foundation</b>	Concrete, Not known	Concrete	Concrete
<b>Roof</b>	Metal	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings	Flooring, Furnace, Roof Coverings	Flooring, Furnace
<b>Features</b>	Air conditioning wall unit, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom	High-Efficiency Furnace, Main floor full bathroom
<b>Gds Included</b>	See remarks	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Storage Shed, Stove, Washer
<b>Parking</b>	Single Detached	Double Detached	Rear Drive Access
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	50 SF	48 SF
<b>Depth</b>	0 SF	99 SF	100 SF
<b>Site Influence</b>	Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Paved Lane, Landscape, Landscaped	Paved Lane, Landscape, Paved Street, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,975.86/ 24	\$3,517.18/ 24	\$2,399.84/2024
<b>List Price</b>	\$189,900	\$349,900	\$199,900
<b>List Price/SF</b>	\$186.91	\$364.48	\$293.97
<b>Sold Price</b>	\$210,000	\$385,000	\$190,000
<b>Sold Price/SF</b>	\$206.69	\$401.04	\$279.41
<b>Sell/List Ratio</b>	110.6%	110.0%	95.0%
<b>DOM</b>	8	6	35



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500292	202500364	202427883
<b>Area/Neighbr</b>	3L/West Transcona	3L/West Transcona	3L/West Transcona
<b>Address</b>	904 Madeline Street	309 McMeans Avenue W	333 victoria Avenue W
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1946	/ 1963	OL / 2018
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Raised Bungalow
<b>Living Area</b>	705 SF	1040 SF	1044 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Crawl space	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Concrete, Wood Frame
<b>Exterior</b>	Vinyl	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks		
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Deck, Hood Fan, Laundry -	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Central Exhaust, Closet Organizers, Engineered Floor
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Parking Pad	Double Detached	No Garage, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	39 SF	50 SF	
<b>Depth</b>	100 SF	110 SF	
<b>Site Influence</b>	Fenced, Back Lane, Landscape, Landscaped deck, Park/reserve,	No Back Lane, Paved Street, Playground Nearby, Shopping	Playground Nearby, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,576.68/ 24	\$3,582.09/ 24	\$3,530.42/ 24
<b>List Price</b>	\$215,000	\$329,900	\$369,900
<b>List Price/SF</b>	\$304.96	\$317.21	\$354.31
<b>Sold Price</b>	\$214,900	\$348,888	\$363,000
<b>Sold Price/SF</b>	\$304.82	\$335.47	\$347.70
<b>Sell/List Ratio</b>	100.0%	105.8%	98.1%
<b>DOM</b>	6	8	1



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202422788	202513726	202513478
<b>Area/Neighbr</b>	3L/West Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	415 Victoria Avenue W	543 Harvard Avenue E	6 Walden Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1926	/ 1958	OL / 1963
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	719 SF	896 SF	988 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Partial	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco, Vinyl	Stone, Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Laminate	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Roof Coverings	Roof Coverings
<b>Features</b>		Air Conditioning-Central, No Pet Home, No Smoking Home, Patio	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dryer, Microwave, Refrigerator, See remarks, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
<b>Parking</b>	Single Detached, Insulated, Rear Drive Access	Parking Pad	Single Detached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	33 SF	0 SF	55 SF
<b>Depth</b>	100 SF	0 SF	100 SF
<b>Site Influence</b>	Paved Lane, Paved Street	Fenced, Back Lane, Landscape, Landscaped patio, Playground	Fenced, Landscape, Other/remarks, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,328.04/2024	\$3,054.00/ 24	\$3,888.50/2025
<b>List Price</b>	\$139,900	\$299,900	\$319,900
<b>List Price/SF</b>	\$194.58	\$334.71	\$323.79
<b>Sold Price</b>	\$122,000	\$358,000	\$356,000
<b>Sold Price/SF</b>	\$169.68	\$399.55	\$360.32
<b>Sell/List Ratio</b>	87.2%	119.4%	111.3%
<b>DOM</b>	121	8	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202512735	202512837	202512771
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	11 Van Slyk Way	90 Romance Lane	21 Premier Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2010	OL / 2021	OL / 1963
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Two Storey	Split-3 Level
<b>Living Area</b>	1657 SF	1378 SF	1084 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Crawl space, Half basement
<b>Construction</b>	Concrete	Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Stucco, Wood Siding	Stucco, Wood Siding
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Flooring, Other		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	No Smoking Home
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
<b>Parking</b>	Double Attached	Single Attached	Single Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	40 SF	0 SF	0 SF
<b>Depth</b>	109 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Flat Site, Public Transportation	Fenced, Vegetable Garden, Golf Nearby, Landscape, No Back	Corner, Fenced, Back Lane, Landscape, Private Yard
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,778.29/2024	\$3,905.97/2024	\$3,476.92/ 24
<b>List Price</b>	\$499,900	\$459,900	\$369,900
<b>List Price/SF</b>	\$301.69	\$333.74	\$341.24
<b>Sold Price</b>	\$551,000	\$454,900	\$365,000
<b>Sold Price/SF</b>	\$332.53	\$330.12	\$336.72
<b>Sell/List Ratio</b>	110.2%	98.9%	98.7%
<b>DOM</b>	7	3	14



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511165	202511340	202511385
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	364 Dowling Avenue	27 Crittenden Corner	544 Kildare Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1972	OL / 1981	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	960 SF	1344 SF	1014 SF
<b>Fin Basement</b>	83.61 M2/900 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco	Brick, Stucco, Vinyl	Stucco, Wood Siding
<b>Fireplace(s)</b>	Glass Door	Other - See remarks	
<b>Fireplace Fuel</b>	Electric	Electric	
<b>Flooring</b>	Laminate, Tile, Wood	Tile, Vinyl	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Other		Roof Coverings
<b>Features</b>	Bar dry, Closet Organizers, Deck, Main floor full bathroom,	Air Conditioning-Central, Closet Organizers, No Smoking Home	
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Refrigerator, Stove, Washer, Window Coverings
<b>Parking</b>	Double Detached	Single Attached	Single Detached, Oversized
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	50 SF		
<b>Depth</b>	101 SF		
<b>Site Influence</b>	Fenced, Paved Lane, Landscaped deck, Paved Street,	Cul-De-Sac, Fenced, No Back Lane, Playground Nearby,	Paved Lane, Low maintenance landscaped, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,733.54/2024	\$3,805.58/ 24	\$3,432.21/ 24
<b>List Price</b>	\$349,900	\$409,900	\$299,900
<b>List Price/SF</b>	\$364.48	\$304.99	\$295.76
<b>Sold Price</b>	\$410,000	\$442,027	\$360,000
<b>Sold Price/SF</b>	\$427.08	\$328.89	\$355.03
<b>Sell/List Ratio</b>	117.2%	107.8%	120.0%
<b>DOM</b>	6	9	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511406	202511290	202511039
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	149 Whittier Avenue E	31 Nevens Bay	528 Yale Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	/ 2008	OL / 1959
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Cab-Over	Bungalow
<b>Living Area</b>	1039 SF	1508 SF	1020 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Concrete	
<b>Exterior</b>	Stucco	Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>			Electric
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Deck, Laundry - Main Floor, No Smoking Home, Sump Pump	Air Conditioning-Central, Deck, Exterior walls, 2x6", Hot Tub,	Air Conditioning-Central, Deck, Main floor full bathroom, No
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Garage door opener, Garage door opener	
<b>Parking</b>	Single Detached, Rear Drive Access	Double Attached	Double Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	40 SF	42 SF	0 SF
<b>Depth</b>	100 SF	100 SF	0 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Fenced, No Through Road, Paved Street, Playground	Fenced, Flat Site, Back Lane, Paved Street, Playground
<b>Heating</b>	Hot Water	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,419.96/ 24	\$4,586.65/ 24	\$3,474.69/2024
<b>List Price</b>	\$149,900	\$539,900	\$359,900
<b>List Price/SF</b>	\$144.27	\$358.02	\$352.84
<b>Sold Price</b>	\$149,900	\$566,000	\$365,000
<b>Sold Price/SF</b>	\$144.27	\$375.33	\$357.84
<b>Sell/List Ratio</b>	100.0%	104.8%	101.4%
<b>DOM</b>	8	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511111	202510989	202511129
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	483 McMeans Avenue E	331 Edward Avenue E	22 Kern Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1970	OL / 1963	/ 1956
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	916 SF	1047 SF	1113 SF
<b>Fin Basement</b>	37.16 M2/400 SF	83.61 M2/900 SF	81.29 M2/875 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco	Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			Glass Door
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Laminate, Vinyl	Laminate, Vinyl Plank	Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Flooring, Other remarks,
<b>Features</b>	Air Conditioning-Central, Deck, Main floor full bathroom, Patio	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Detached	Double Detached	Single Detached, Double Detached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	0 SF	50 SF	59 SF
<b>Depth</b>	0 SF	103 SF	120 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Paved Lane, Landscaped deck, Playground	Paved Lane, Landscape, Park/reserve, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,297.81/2024	\$3,841.72/2024	\$3,663.88/ 24
<b>List Price</b>	\$359,900	\$379,900	\$399,800
<b>List Price/SF</b>	\$392.90	\$362.85	\$359.21
<b>Sold Price</b>	\$404,777	\$440,000	\$400,000
<b>Sold Price/SF</b>	\$441.90	\$420.25	\$359.39
<b>Sell/List Ratio</b>	112.5%	115.8%	100.1%
<b>DOM</b>	11	10	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510955	202510688	202510574
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Canterbury Park	3M/Canterbury Park
<b>Address</b>	1049 Kildare Avenue E	39 Craglea Corner	96 Zawaly Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1976	OL / 1980	OL / 1988
<b>Type</b>	Townhouse	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Split-3 Level	Bungalow
<b>Living Area</b>	1080 SF	860 SF	1042 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 0 TBD: 0	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 0 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full, Half basement	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Stucco, Wood Siding	Stucco, Wood Siding	Stucco, Wood Siding
<b>Fireplace(s)</b>	Insert	Corner, Insert, Stone	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Flooring, Roof Coverings	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Wall	Air Conditioning-Central, Deck, Hood Fan	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dishwasher, Refrigerator, Storage Shed, Stove	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Parking Pad, Rear Drive Access
<b>Parking</b>	None, Rear Drive Access	Parking Pad	Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	18 SF	0 SF	
<b>Depth</b>	0 SF	0 SF	
<b>Site Influence</b>	Fenced, Paved Street	Golf Nearby	Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,429.34/2024	\$3,139.00/2024	\$3,654.66/2024
<b>List Price</b>	\$289,900	\$299,900	\$349,900
<b>List Price/SF</b>	\$268.43	\$348.72	\$335.80
<b>Sold Price</b>	\$287,000	\$350,000	\$380,000
<b>Sold Price/SF</b>	\$265.74	\$406.98	\$364.68
<b>Sell/List Ratio</b>	99.0%	116.7%	108.6%
<b>DOM</b>	19	6	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509480	202510110	202510132
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/East Transcona
<b>Address</b>	180 Allenby Crescent	130 Whitehall Boulevard	417 Victoria Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1974	OL / 1967	OL / 1915
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	988 SF	988 SF	1315 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	3/4, Partial
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Stucco, Vinyl	Other-Remarks, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate	Laminate
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings, Windows	Flooring, Windows	Bathroom, Flooring, Furnace, Kitche
<b>Features</b>	Deck, Main floor full bathroom, No Smoking Home, Sump	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Laundry - Main Floor, Sump Pump
<b>Gds Included</b>	Dishwasher, Dryer, Fridges - Two, Garage door opener, Stove,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
<b>Parking</b>	Single Detached	Single Detached	Single Detached, Garage door opener, Parking Pad
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	50 SF	50 SF	49 SF
<b>Depth</b>	99 SF	100 SF	
<b>Site Influence</b>	Back Lane, Low maintenance landscaped, Paved Street,	Fenced, Flat Site, Low maintenance landscaped,	Fenced, Back Lane, Landscape, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,733.54/ 24	\$3,448.45/ 24	\$2,420.59/2024
<b>List Price</b>	\$299,900	\$389,900	\$229,900
<b>List Price/SF</b>	\$303.54	\$394.64	\$174.83
<b>Sold Price</b>	\$435,000	\$389,000	\$217,500
<b>Sold Price/SF</b>	\$440.28	\$393.72	\$165.40
<b>Sell/List Ratio</b>	145.0%	99.8%	94.6%
<b>DOM</b>	7	13	16



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510068	202509405	202509678
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/Canterbury Park
<b>Address</b>	351 Kildare Avenue E	1360 Kildare Avenue E	181 Alex Taylor Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1956	OL / 1988	OL / 1986
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Seasonal
<b>Style</b>	Bungalow	Bungalow	Split-3 Level
<b>Living Area</b>	900 SF	1042 SF	1077 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Crawl space, Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco, Wood Siding	Brick & Siding, Stucco
<b>Fireplace(s)</b>			Stone
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Kitchen, Roof Coverings, Windows		Exterior, Furnace, Kitchen, Other rer
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot
<b>Gds Included</b>	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, TV	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Detached, Garage door opener, Insulated, Parking Pad,	Double Detached	Double Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	46 SF	30 SF	50 SF
<b>Depth</b>	100 SF	0 SF	153 SF
<b>Site Influence</b>	Fenced, Paved Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Paved Lane, Low maintenance	Fenced, Landscape, Landscaped deck, Park/reserve, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,262.20/2024	\$3,848.64/2024	\$4,459.17/ 24
<b>List Price</b>	\$289,900	\$389,900	\$459,900
<b>List Price/SF</b>	\$322.11	\$374.18	\$427.02
<b>Sold Price</b>	\$320,000	\$441,360	\$495,000
<b>Sold Price/SF</b>	\$355.56	\$423.57	\$459.61
<b>Sell/List Ratio</b>	110.4%	113.2%	107.6%
<b>DOM</b>	9	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509856	202509753	202509723
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/East Transcona
<b>Address</b>	30 Corliss Crescent	475 Widlake Street	43 Parade Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	/ 1963	OL / 1964
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Split-4 Level	Two Storey
<b>Living Area</b>	1200 SF	1501 SF	1993 SF
<b>Fin Basement</b>	0.00 M2/0 SF	69.68 M2/750 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>	Other - See remarks	Brick Facing	
<b>Fireplace Fuel</b>	Gas	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Tile, Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Wood/shingles
<b>Remodelled</b>		Bathroom, Flooring, Other remarks	
<b>Features</b>	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Patio,
<b>Gds Included</b>	Blinds, Dishwasher, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Attached, Front Drive Access, Garage door opener,	Multiple Detached, Tandem Garage, Front Drive Access	Double Detached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	55 SF	55 SF	
<b>Depth</b>	100 SF	100 SF	
<b>Site Influence</b>	Corner, Fenced, Golf Nearby, Landscape, Landscaped deck,	Fenced, Golf Nearby, Landscaped deck, Park/reserve,	Fenced, Landscape, Landscaped patio, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	None	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,811.56/ 24	\$3,681.75/2024	\$4,547.19/2024
<b>List Price</b>	\$389,900	\$419,800	\$474,700
<b>List Price/SF</b>	\$324.92	\$279.68	\$238.18
<b>Sold Price</b>	\$451,000	\$430,000	\$455,000
<b>Sold Price/SF</b>	\$375.83	\$286.48	\$228.30
<b>Sell/List Ratio</b>	115.7%	102.4%	95.9%
<b>DOM</b>	7	8	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509739	202509509	202509301
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Summerlea	3M/Canterbury Park
<b>Address</b>	43 Bill Larkin Lane	307 Emberwell Street	44 Zawaly Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2016	/ 2024	OL / 1990
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bi-Level
<b>Living Area</b>	1200 SF	1430 SF	880 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete wall, Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Stone, Stucco, Vinyl	Brick & Siding, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Vinyl, Vinyl Plank	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door		
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener	Parking Pad	Double Detached, Insulated garage door, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	46 SF	30 SF	37 SF
<b>Depth</b>	111 SF	114 SF	105 SF
<b>Site Influence</b>	Corner, Fenced, Paved Lane, Landscape, Playground Nearby	Back Lane, Paved Lane	Corner, Back Lane, Landscaped deck, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,512.53/2024	\$0.00/ 0	\$3,676.47/2024
<b>List Price</b>	\$499,900	\$474,900	\$349,900
<b>List Price/SF</b>	\$416.58	\$332.10	\$397.61
<b>Sold Price</b>	\$487,000	\$470,000	\$426,000
<b>Sold Price/SF</b>	\$405.83	\$328.67	\$484.09
<b>Sell/List Ratio</b>	97.4%	99.0%	121.7%
<b>DOM</b>	9	12	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509350	202509287	202509069
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/Summerlea
<b>Address</b>	509 Whittier Avenue E	27 Blumm Crescent	63 Dovetail Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1915	OL / 2012	/ 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Cab-Over	Two Storey
<b>Living Area</b>	906 SF	1900 SF	1909 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: N
<b>Basement</b>	3/4, Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Vinyl	Stone, Stucco	Stone, Vinyl
<b>Fireplace(s)</b>		Other - See remarks	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Flooring, Other r		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Heat recovery ventilator,	Sump Pump
<b>Gds Included</b>	Blinds, Dryer, Refrigerator, Storage Shed, Stove, TV Wall	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
<b>Parking</b>	Rear Drive Access	Double Attached, Insulated, Oversized	Double Attached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	0 SF	36 SF
<b>Depth</b>	0 SF	0 SF	111 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Paved Street	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck,	Playground Nearby, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,306.41/ 24	\$5,410.93/ 24	\$0.00/2025
<b>List Price</b>	\$229,900	\$599,900	\$609,500
<b>List Price/SF</b>	\$253.75	\$315.74	\$319.28
<b>Sold Price</b>	\$225,000	\$655,500	\$608,000
<b>Sold Price/SF</b>	\$248.34	\$345.00	\$318.49
<b>Sell/List Ratio</b>	97.9%	109.3%	99.8%
<b>DOM</b>	5	7	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509254	202509259	202509040
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	36 Camrose Bay	51 Shadyside Drive	705 Mcmeans Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1962	/ 1970	OL / 1974
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Two Storey
<b>Living Area</b>	996 SF	746 SF	1080 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Vinyl	Brick, Stucco
<b>Fireplace(s)</b>	Insert		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Vinyl, Vinyl Plank	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Partly	
<b>Features</b>		Air Conditioning-Central, Ceiling Fan, Deck, Hood Fan, Microwave	Deck, No Pet Home
<b>Gds Included</b>	Bar Fridge, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
<b>Parking</b>	Single Detached, Oversized	Front Drive Access, Paved Driveway	Parking Pad, Rear Drive Access
<b>Lot Shape</b>		Pie Shaped	
<b>Frontage</b>	55 SF	0 SF	
<b>Depth</b>	0 SF	0 SF	
<b>Site Influence</b>	No Back Lane	Fenced, Fruit Trees/Shrubs, Landscaped deck, Playground	Paved Lane, Landscaped deck, Park/reserve, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,606.01/2024	\$3,458.33/2024	\$2,631.73/ 24
<b>List Price</b>	\$399,900	\$324,900	\$249,900
<b>List Price/SF</b>	\$401.51	\$435.52	\$231.39
<b>Sold Price</b>	\$447,500	\$410,000	\$263,000
<b>Sold Price/SF</b>	\$449.30	\$549.60	\$243.52
<b>Sell/List Ratio</b>	111.9%	126.2%	105.2%
<b>DOM</b>	8	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508920	202508842	202508773
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Canterbury Park	3M/Canterbury Park
<b>Address</b>	654 McMeans Avenue E	87 Harlow Bay	127 Zawaly Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1975	OL / 2013	OL / 1991
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	741 SF	1566 SF	980 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Stucco
<b>Fireplace(s)</b>			Corner
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace	Roof Coverings	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, Deck, Hot Tub	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Stove, TV Wall	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
<b>Parking</b>	Rear Drive Access	Double Attached	Single Detached, Front Drive Access, Heated, Insulated,
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	30 SF	40 SF	36 SF
<b>Depth</b>	105 SF	109 SF	120 SF
<b>Site Influence</b>	Fenced, Flat Site, Golf Nearby, Back Lane, Landscaped patio,	Corner	Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,924.32/2024	\$4,597.87/ 25	\$3,625.42/ 24
<b>List Price</b>	\$289,900	\$529,900	\$374,900
<b>List Price/SF</b>	\$391.23	\$338.38	\$382.55
<b>Sold Price</b>	\$289,900	\$530,000	\$395,000
<b>Sold Price/SF</b>	\$391.23	\$338.44	\$403.06
<b>Sell/List Ratio</b>	100.0%	100.0%	105.4%
<b>DOM</b>	9	13	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508537	202508650	202508622
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	407 Victoria Avenue E	735 Kildare Avenue E	14 Gables Court
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1920	OL / 1969	OL / 1976
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	645 SF	1040 SF	900 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Partial	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Vinyl	Stucco, Vinyl	Stucco, Vinyl, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Kitchen		Bathroom, Electrical, Flooring, Furna
<b>Features</b>	Laundry - Second Floor, Main floor full bathroom, Microwave	Air Conditioning-Central, Deck, Laundry - Main Floor, Main floor	Accessibility Access, Air Conditioning-Central, Ceiling
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Parking Pad	Single Detached	Parking Pad, Plug-In, Rear Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	0 SF	50 SF	28 SF
<b>Depth</b>	0 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Street, Playground Nearby,	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Cul-De-Sac, Fenced, Golf Nearby, Accessibility Access,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,237.71/2024	\$3,419.81/2024	\$2,790.92/2024
<b>List Price</b>	\$249,800	\$329,900	\$299,900
<b>List Price/SF</b>	\$387.29	\$317.21	\$333.22
<b>Sold Price</b>	\$244,800	\$410,000	\$335,000
<b>Sold Price/SF</b>	\$379.53	\$394.23	\$372.22
<b>Sell/List Ratio</b>	98.0%	124.3%	111.7%
<b>DOM</b>	10	1	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508595	202508558	202508484
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/East Transcona
<b>Address</b>	50 Millbrook Lane	3 Tunbridge Bay	504 Melrose Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 1974	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Bungalow
<b>Living Area</b>	814 SF	916 SF	956 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Half basement
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Other-Remarks, Stone, Wood Siding	Stone, Stucco, Vinyl	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Vinyl Plank	Laminate, Vinyl Plank	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Not known
<b>Roof</b>	Shingle	Metal	Shingle
<b>Remodelled</b>		Exterior, Furnace, Kitchen, Roof Cov	Other remarks, Roof Coverings
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Laundry - Main Floor, No Pet
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Rear Drive Access	Single Detached, Garage door opener	Single Detached, Oversized, Rear Drive Access
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	50 SF	40 SF
<b>Depth</b>	0 SF	100 SF	110 SF
<b>Site Influence</b>	Park/reserve, Playground Nearby	Corner, Fenced, Back Lane, Low maintenance landscaped, Paved	Flat Site, Golf Nearby, Back Lane, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,215.00/2024	\$3,300.82/ 24	\$2,736.67/ 24
<b>List Price</b>	\$359,900	\$359,900	\$269,900
<b>List Price/SF</b>	\$442.14	\$392.90	\$282.32
<b>Sold Price</b>	\$422,000	\$410,000	\$300,000
<b>Sold Price/SF</b>	\$518.43	\$447.60	\$313.81
<b>Sell/List Ratio</b>	117.3%	113.9%	111.2%
<b>DOM</b>	7	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508100	202507539	202508147
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/East Transcona
<b>Address</b>	14 Northcliffe Drive	324 Thom Avenue E	301 Kildare Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1981	OL / 1972	OL / 1956
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Bungalow
<b>Living Area</b>	847 SF	864 SF	880 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	80.18 M2/863 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stucco, Wood Siding	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior	Bathroom, Kitchen, Windows	
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Bar dry, Cook Top, High-Efficiency	Air Conditioning-Central, Bar dry, Ceiling Fan
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	No Garage, Parking Pad	Parking Pad	Double Detached, Heated, Oversized, Workshop
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	26 SF	0 SF	43 SF
<b>Depth</b>	102 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Corner, Fenced, Back Lane, Park/reserve, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,242.20/ 24	\$3,412.08/ 24	\$3,295.07/2024
<b>List Price</b>	\$299,900	\$419,900	\$319,900
<b>List Price/SF</b>	\$354.07	\$486.00	\$363.52
<b>Sold Price</b>	\$307,500	\$420,000	\$320,000
<b>Sold Price/SF</b>	\$363.05	\$486.11	\$363.64
<b>Sell/List Ratio</b>	102.5%	100.0%	100.0%
<b>DOM</b>	7	17	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507661	202507745	202505246
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	393 Dowling Avenue E	6 Tom Nichols Place	218 Yale Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1972	OL / 2019	OL / 1921
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Raised Bungalow	Bungalow
<b>Living Area</b>	841 SF	1380 SF	750 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Stone, Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	See remarks, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Flooring, Kitchen, Other		Other remarks
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Patio,	Air Conditioning-Central, Central Exhaust, Closet Organizers,	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Storage Shed, Stove, Washer
<b>Parking</b>	Double Attached	Double Attached	Parking Pad, Rear Drive Access
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	52 SF	42 SF	50 SF
<b>Depth</b>		136 SF	100 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Public Transportation	Cul-De-Sac	Fenced, Park/reserve, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,704.00/2025	\$4,748.92/2024	\$2,842.49/ 24
<b>List Price</b>	\$369,900	\$499,900	\$279,900
<b>List Price/SF</b>	\$439.83	\$362.25	\$373.20
<b>Sold Price</b>	\$452,500	\$521,800	\$292,000
<b>Sold Price/SF</b>	\$538.05	\$378.12	\$389.33
<b>Sell/List Ratio</b>	122.3%	104.4%	104.3%
<b>DOM</b>	10	12	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508072	202508060	202507478
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	80 Fairview Drive	218 Whittier Avenue W	23 Durado Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 1952	OL / 1990
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1272 SF	880 SF	2250 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 5 TBD: 5
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full, See remarks
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Vinyl
<b>Fireplace(s)</b>	Heatilator/Fan	Free-standing	Brick Facing
<b>Fireplace Fuel</b>	Electric	Electric	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Laminate, Vinyl,
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings, Windows		Addition, Bathroom, Exterior, Floorin
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, High-Efficiency Furnace, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwashers - Two, Dryers - Two, Fridges - Two, Garage door
<b>Parking</b>	Rear Drive Access	Single Detached	Double Detached, Front & Rear Drive Access, Insulated garage
<b>Lot Shape</b>	Normal	Normal	Reverse Pie
<b>Frontage</b>	31 SF	40 SF	0 SF
<b>Depth</b>	105 SF	100 SF	0 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Paved Lane, Park/reserve, Playground	Corner, Back Lane, Paved Lane, Paved Street, Playground	Corner, Fenced, Back Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Baseboard, Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric, Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,431.18/2024	\$3,404.41/ 24	\$4,255.52/ 24
<b>List Price</b>	\$319,900	\$349,900	\$574,900
<b>List Price/SF</b>	\$251.49	\$397.61	\$255.51
<b>Sold Price</b>	\$375,150	\$380,000	\$575,000
<b>Sold Price/SF</b>	\$294.93	\$431.82	\$255.56
<b>Sell/List Ratio</b>	117.3%	108.6%	100.0%
<b>DOM</b>	10	8	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507476	202507724	202507587
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	428 Dowling Avenue	127 Nevens Bay	25 Parade Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1972	OL / 2009	/ 1963
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bi-Level
<b>Living Area</b>	838 SF	2309 SF	1069 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	74.32 M2/800 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 5	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Alarm system, Blinds, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
<b>Parking</b>	Double Detached	Double Attached, Front Drive Access, Garage door opener,	Double Detached, Garage door opener, Paved Driveway
<b>Lot Shape</b>	Normal	Normal	Irregular
<b>Frontage</b>	50 SF	42 SF	59 SF
<b>Depth</b>	100 SF	122 SF	104 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Flat Site, Paved Street, Playground Nearby, Public	Landscape, Landscaped deck, Paved Street, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,409.00/ 24	\$5,562.36/ 24	\$3,731.18/2024
<b>List Price</b>	\$324,900	\$569,900	\$399,900
<b>List Price/SF</b>	\$387.71	\$246.82	\$374.09
<b>Sold Price</b>	\$411,428	\$590,127	\$380,000
<b>Sold Price/SF</b>	\$490.96	\$255.58	\$355.47
<b>Sell/List Ratio</b>	126.6%	103.5%	95.0%
<b>DOM</b>	8	8	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507532	202506403	202507518
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	136 Newman Avenue	8 hominick Place	49 St Martin Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1959	/ 2025	/ 1966
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1040 SF	1397 SF	985 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco	Composite, Vinyl	Brick & Siding, Stucco
<b>Fireplace(s)</b>	Brick Facing		Stone
<b>Fireplace Fuel</b>	Wood		Wood
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings		Exterior, Flooring, Other remarks, Ro
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Fridges -		Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Parking Pad, 240 Volt Wiring, Workshop	Single Attached	Double Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	49 SF		51 SF
<b>Depth</b>	100 SF		100 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscape, Park/reserve, Playground	Other/remarks	Fenced, Golf Nearby, Back Lane, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,626.95/2024	\$1.00/ 1	\$3,567.40/2024
<b>List Price</b>	\$339,900	\$459,900	\$369,900
<b>List Price/SF</b>	\$326.83	\$329.21	\$375.53
<b>Sold Price</b>	\$401,500	\$455,000	\$430,000
<b>Sold Price/SF</b>	\$386.06	\$325.70	\$436.55
<b>Sell/List Ratio</b>	118.1%	98.9%	116.2%
<b>DOM</b>	5	8	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507290	202507391	202507415
<b>Area/Neighbr</b>	3M/East Transcona	3M/Summerlea	3M/Canterbury Park
<b>Address</b>	9 Presidents Court	186 Emberwell Street	702 McMeans Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1963	UC / 2025	/ 1975
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Two Storey	Bi-Level
<b>Living Area</b>	1047 SF	1484 SF	810 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	60.39 M2/650 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Brick & Siding, Metal, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Wall-to-wall carpet, Vinyl	Laminate, Tile
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Kitchen, Roof		Bathroom, Flooring, Furnace, Kitche
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck, Main floor full	Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See
<b>Parking</b>	Double Detached, EV Charging Station	Parking Pad, Rear Drive Access	Rear Drive Access, Unpaved Driveway
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	57 SF	25 SF	31 SF
<b>Depth</b>			104 SF
<b>Site Influence</b>	Fenced, Flat Site, Landscape, Landscaped deck, No Back	Back Lane, Paved Lane, Not Landscaped, Paved Street	Fenced, Golf Nearby, Paved Lane, Landscaped deck, Paved
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,955.28/2024	\$0.00/2024	\$2,833.41/2024
<b>List Price</b>	\$399,900	\$439,900	\$279,900
<b>List Price/SF</b>	\$381.95	\$296.43	\$345.56
<b>Sold Price</b>	\$490,000	\$435,002	\$295,000
<b>Sold Price/SF</b>	\$468.00	\$293.13	\$364.20
<b>Sell/List Ratio</b>	122.5%	98.9%	105.4%
<b>DOM</b>	7	26	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507101	202507162	202507041
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	884 Kildare Avenue E	39 Altomare Place	805 Leola Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1988	OL / 1994	/ 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Two Storey	Bi-Level
<b>Living Area</b>	720 SF	1339 SF	1040 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Brick, Stucco	Brick, Stucco	Other-Remarks, Stucco
<b>Fireplace(s)</b>	Brick Facing, Direct vent		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Kitchen, Windows		
<b>Features</b>	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Barbecue, built in, Deck, Heat
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Microwave,
<b>Parking</b>	No Garage, Rear Drive Access	Double Attached, Front Drive Access, Insulated, Paved	No Garage
<b>Lot Shape</b>	Pie Shaped		Normal
<b>Frontage</b>	30 SF	0 SF	36 SF
<b>Depth</b>	123 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Public Swimming Pool, Shopping	Cul-De-Sac, Fenced, Flat Site, Landscaped deck, Playground	Fenced, Back Lane, Landscape, Landscaped deck, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,042.82/2024	\$4,457.49/ 24	\$4,122.74/2024
<b>List Price</b>	\$309,900	\$449,900	\$439,900
<b>List Price/SF</b>	\$430.42	\$336.00	\$422.98
<b>Sold Price</b>	\$310,000	\$480,000	\$420,000
<b>Sold Price/SF</b>	\$430.56	\$358.48	\$403.85
<b>Sell/List Ratio</b>	100.0%	106.7%	95.5%
<b>DOM</b>	7	7	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506427	202506634	202506845
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	156 Dowling Avenue E	6 Regina Place	2 St Martin Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1969	OL / 1970	OL / 1966
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Split-3 Level	Bungalow
<b>Living Area</b>	688 SF	1388 SF	1050 SF
<b>Fin Basement</b>	0.00 M2/0 SF	31.59 M2/340 SF	74.32 M2/800 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Crawl space, Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco, Wood Siding	Vinyl, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Laminate, Tile, Vinyl, Wood	Wall-to-wall carpet
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Other remarks, R	Addition, Bathroom, Garage, Partly	Bathroom, Flooring, Furnace, Other
<b>Features</b>	Deck, Main floor full bathroom	Air Conditioning-Central, Deck, No Smoking Home, Smoke	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Parking Pad, Plug-In, Rear Drive Access	Double Detached, Garage door opener, Heated, Insulated,	Single Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	30 SF	55 SF	60 SF
<b>Depth</b>	100 SF	118 SF	104 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Back Lane, Landscaped deck, Paved	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Paved Lane,	Corner, Fenced, No Back Lane, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,675.00/ 24	\$3,908.92/2024	\$3,922.03/ 24
<b>List Price</b>	\$269,900	\$409,900	\$319,900
<b>List Price/SF</b>	\$392.30	\$295.32	\$304.67
<b>Sold Price</b>	\$301,999	\$472,500	\$373,000
<b>Sold Price/SF</b>	\$438.95	\$340.42	\$355.24
<b>Sell/List Ratio</b>	111.9%	115.3%	116.6%
<b>DOM</b>	9	9	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506875	202506813	202506800
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	27 Brighton Court	270 Desrosiers Drive	544 Whittier Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1965	/ 2024	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	980 SF	1630 SF	785 SF
<b>Fin Basement</b>	83.61 M2/900 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Composite, Stone, Stucco	Aluminum Siding, Stucco
<b>Fireplace(s)</b>	Stone		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Garage, Other re		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Central Exhaust, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dishwasher, Dryer, Freezer, Garage door opener, Garage		Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Detached	Double Attached, Front Drive Access, Insulated garage door,	Single Detached
<b>Lot Shape</b>	Irregular	Normal	
<b>Frontage</b>		40 SF	41 SF
<b>Depth</b>		105 SF	100 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Paved Lane, Playground Nearby,	Flat Site, Golf Nearby, No Back Lane, Park/reserve, Paved Street	Fenced, Back Lane, Playground Nearby, Private Yard, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,533.55/2024	\$0.00/ 0	\$3,000.27/2024
<b>List Price</b>	\$379,900	\$579,900	\$339,800
<b>List Price/SF</b>	\$387.65	\$355.77	\$432.87
<b>Sold Price</b>	\$375,000	\$579,900	\$325,000
<b>Sold Price/SF</b>	\$382.65	\$355.77	\$414.01
<b>Sell/List Ratio</b>	98.7%	100.0%	95.6%
<b>DOM</b>	10	54	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506551	202506293	202427794
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/Summerlea
<b>Address</b>	108 William Gibson Bay	912 WINONA Street	18 Miravale Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2004	OL / 1950	UC / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Bungalow	Two Storey
<b>Living Area</b>	1517 SF	692 SF	1298 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Vinyl	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Flooring, Roof Coverings	Other remarks	
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck, Jetted Tub,	Air Conditioning-Central, High-Efficiency Furnace,	Central Exhaust, Closet Organizers, Exterior walls, 2x6",
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	
<b>Parking</b>	Double Attached, Front Drive Access, Insulated garage door,	Single Detached	Parking Pad
<b>Lot Shape</b>	Pie Shaped		Normal
<b>Frontage</b>	44 SF	52 SF	25 SF
<b>Depth</b>	0 SF	100 SF	113 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Paved Street, Playground	Corner, Fenced, Back Lane, Playground Nearby, Public	Flat Site, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,788.62/ 24	\$3,004.85/ 24	\$0.00/2025
<b>List Price</b>	\$524,900	\$289,900	\$416,900
<b>List Price/SF</b>	\$346.01	\$418.93	\$321.19
<b>Sold Price</b>	\$510,000	\$350,000	\$421,908
<b>Sold Price/SF</b>	\$336.19	\$505.78	\$325.04
<b>Sell/List Ratio</b>	97.2%	120.7%	101.2%
<b>DOM</b>	34	7	39



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506530	202506523	202506234
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/Canterbury Park
<b>Address</b>	352 Thom Avenue E	47 Murray Rougeau Crescent	#A 249 Wynford Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1972	OL / 2015	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Bungalow
<b>Living Area</b>	850 SF	1500 SF	900 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	26.01 M2/280 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Composite, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Laminate, Tile, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Electrical, Flooring, Roof Coverings,
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, TV Wall Mount, Washer, Window
<b>Parking</b>	Double Detached	Double Attached	Parking Pad, Plug-In, Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	52 SF	41 SF	0 SF
<b>Depth</b>	102 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Landscaped deck, No Back Lane	Fenced, Back Lane, Paved Lane, Landscape, Park/reserve, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,466.17/2024	\$4,819.09/2024	\$2,888.29/2024
<b>List Price</b>	\$309,900	\$519,900	\$239,900
<b>List Price/SF</b>	\$364.59	\$346.60	\$266.56
<b>Sold Price</b>	\$360,000	\$516,000	\$305,378
<b>Sold Price/SF</b>	\$423.53	\$344.00	\$339.31
<b>Sell/List Ratio</b>	116.2%	99.2%	127.3%
<b>DOM</b>	7	9	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506206	202506153	202505666
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	734 McMeans Avenue	88 Wynford Drive	18 Laurentia Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1975	OL / 1975	OL / 1965
<b>Type</b>	Single Family Attached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	840 SF	720 SF	1215 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 2 TBD: 4	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl Plank	Laminate, See remarks	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Completely, E		
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Bar wet, Closet Organizers, Workshop
<b>Gds Included</b>	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
<b>Parking</b>	Single Detached	Double Detached	Single Detached, Insulated
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	30 SF	0 SF	55 SF
<b>Depth</b>	105 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Paved Lane, Shopping Nearby, Public Transportation, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,848.09/ 24	\$2,978.29/2024	\$2,801.95/2024
<b>List Price</b>	\$299,900	\$274,900	\$359,900
<b>List Price/SF</b>	\$357.02	\$381.81	\$296.21
<b>Sold Price</b>	\$350,800	\$270,000	\$412,500
<b>Sold Price/SF</b>	\$417.62	\$375.00	\$339.51
<b>Sell/List Ratio</b>	117.0%	98.2%	114.6%
<b>DOM</b>	7	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505830	202505987	202505569
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/East Transcona
<b>Address</b>	4 hominick Place	556 McMeans Avenue	353 Larche Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2025	OL / 1970	OL / 1972
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bi-Level
<b>Living Area</b>	1410 SF	833 SF	720 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	55.74 M2/600 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Vinyl	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Laminate, Tile, Vinyl	Laminate
<b>Foundation</b>	Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Furnace, Kitchen	Completely
<b>Features</b>		Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>		Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
<b>Parking</b>	Single Attached	Single Detached	Front Drive Access, Plug-In
<b>Lot Shape</b>			Pie Shaped
<b>Frontage</b>	50 SF	30 SF	
<b>Depth</b>	100 SF	135 SF	
<b>Site Influence</b>	Other/remarks	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Low maintenance landscaped, Landscaped deck,
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1.00/ 1	\$3,506.36/2025	\$2,792.82/2024
<b>List Price</b>	\$459,900	\$280,000	\$299,900
<b>List Price/SF</b>	\$326.17	\$336.13	\$416.53
<b>Sold Price</b>	\$456,000	\$275,000	\$323,000
<b>Sold Price/SF</b>	\$323.40	\$330.13	\$448.61
<b>Sell/List Ratio</b>	99.2%	98.2%	107.7%
<b>DOM</b>	22	3	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505983	202505236	202505397
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	91 Tunbridge Bay	29 Parade Drive	10 Van Slyk Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1975	/ 1963	OL / 2011
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-3 Level	Bungalow	Two Storey
<b>Living Area</b>	1008 SF	1080 SF	2200 SF
<b>Fin Basement</b>		0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 5
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Crawl space, Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick & Siding, Stucco	Brick, Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Brick Facing	Other - See remarks	Tile Facing
<b>Fireplace Fuel</b>	Wood	See remarks	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Other remarks, R	Bathroom, Flooring, Kitchen, Window	Electrical, Flooring, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Deck, Dog run fenced in,	Air Conditioning-Central, Bar wet, Deck	Air Conditioning-Central, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached, Parking Pad, Rear Drive Access	Double Detached	Double Attached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	50 SF	56 SF	44 SF
<b>Depth</b>	100 SF	102 SF	138 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Back Lane, Landscaped deck, Paved	Fenced, Landscaped deck, Paved Street, Playground	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,744.00/2024	\$3,659.02/ 24	\$5,628.26/2024
<b>List Price</b>	\$379,800	\$414,900	\$549,900
<b>List Price/SF</b>	\$376.79	\$384.17	\$249.95
<b>Sold Price</b>	\$381,000	\$450,000	\$592,000
<b>Sold Price/SF</b>	\$377.98	\$416.67	\$269.09
<b>Sell/List Ratio</b>	100.3%	108.5%	107.7%
<b>DOM</b>	10	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505399	202505364	202505284
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	233 Melrose Avenue E	139 Whittier Avenue E	220 St Martin Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1949	OL / 1931	OL / 1976
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1040 SF	870 SF	900 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Composite	Wood Siding	Stucco, Vinyl, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior	Bathroom, Kitchen, Other remarks, F	Kitchen, Windows
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, Main floor full bathroom, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,
<b>Parking</b>	Single Detached	Single Detached, Front Drive Access, Oversized	Parking Pad, Plug-In, Rear Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	27 SF	40 SF	35 SF
<b>Depth</b>			100 SF
<b>Site Influence</b>	Corner, Fenced, Flat Site, Low maintenance landscaped,	Golf Nearby, Landscaped deck, Park/reserve, Paved Street,	Fenced, Back Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,902.61/2024	\$3,036.60/2024	\$2,915.30/ 24
<b>List Price</b>	\$299,900	\$269,900	\$289,900
<b>List Price/SF</b>	\$288.37	\$310.23	\$322.11
<b>Sold Price</b>	\$320,000	\$335,139	\$365,000
<b>Sold Price/SF</b>	\$307.69	\$385.22	\$405.56
<b>Sell/List Ratio</b>	106.7%	124.2%	125.9%
<b>DOM</b>	8	7	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505039	202504969	202504769
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/Summerlea
<b>Address</b>	26 St Martin Boulevard	35 Tunbridge Bay	392 Big Bluestem Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1966	OL / 1975	/ 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	954 SF	988 SF	1868 SF
<b>Fin Basement</b>	0.00 M2/0 SF	83.61 M2/900 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Brick, Stucco	Composite, Vinyl, Wood Siding
<b>Fireplace(s)</b>		Free-standing	
<b>Fireplace Fuel</b>		Wood	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks		
<b>Features</b>	Air Conditioning-Central, Bar dry, Main floor full bathroom,	Air Conditioning-Central, Hot Tub, Sump Pump	Exterior walls, 2x6", Heat recovery ventilator,
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Bar Fridge, Dishwasher, Dryer, Freezer, Garage door opener,	
<b>Parking</b>	Double Detached	Double Detached	Double Attached
<b>Lot Shape</b>		Irregular	Normal
<b>Frontage</b>	0 SF	50 SF	34 SF
<b>Depth</b>	0 SF	100 SF	124 SF
<b>Site Influence</b>	Fenced, No Back Lane, Playground Nearby	Paved Lane, Landscape, Paved Street, Public Transportation	No Back Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,487.02/ 24	\$3,729.51/2024	\$1,469.55/2024
<b>List Price</b>	\$374,900	\$369,900	\$579,600
<b>List Price/SF</b>	\$392.98	\$374.39	\$310.28
<b>Sold Price</b>	\$365,000	\$423,000	\$584,430
<b>Sold Price/SF</b>	\$382.60	\$428.14	\$312.86
<b>Sell/List Ratio</b>	97.4%	114.4%	100.8%
<b>DOM</b>	9	10	42



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504690	202504547	202504623
<b>Area/Neighbr</b>	3M/East Transcona	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	624 Coldstream Avenue	79 Desrosiers Drive	10 Argus Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1963	/ 2011	OL / 1965
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	990 SF	1254 SF	1053 SF
<b>Fin Basement</b>	0.00 M2/0 SF	109.63 M2/1,180 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Brick, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks		Kitchen, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Cook Top, Deck, Main floor full	Air Conditioning-Central, Deck, Exterior walls, 2x6", Hood Fan,	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Dryer, Garage door opener, Garage door opener remote(s),	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached, Front Drive Access, Oversized	Double Attached	Single Detached, Front Drive Access
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	50 SF	38 SF	55 SF
<b>Depth</b>	100 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Golf Nearby, Landscape, Park/reserve,	Landscaped deck, No Back Lane, Park/reserve, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,376.54/2024	\$4,688.67/ 25	\$3,541.11/ 24
<b>List Price</b>	\$299,900	\$524,900	\$349,900
<b>List Price/SF</b>	\$302.93	\$418.58	\$332.29
<b>Sold Price</b>	\$380,000	\$512,000	\$378,000
<b>Sold Price/SF</b>	\$383.84	\$408.29	\$358.97
<b>Sell/List Ratio</b>	126.7%	97.5%	108.0%
<b>DOM</b>	7	16	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504351	202504635	202503013
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	400 Regent Avenue E	34 Shadyside Drive	264 Alex Taylor Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1975	OL / 1968	OL / 1986
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bi-Level
<b>Living Area</b>	1029 SF	826 SF	680 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	60.39 M2/650 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stone, Stucco	Stucco	Stone, Wood Siding
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl	Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	See remarks	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Kitche	Flooring, Furnace, Roof Coverings, \	Exterior, Furnace, Roof Coverings, \
<b>Features</b>	Cook Top	Air Conditioning-Central, Bar dry, Ceiling Fan, Deck, Hot Tub, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
<b>Gds Included</b>	Refrigerator, Stove	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
<b>Parking</b>	Parking Pad, Rear Drive Access, Unpaved Driveway	Single Detached	Single Attached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	30 SF	50 SF	50 SF
<b>Depth</b>	100 SF	100 SF	100 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Paved Lane, Landscape, Playground	Fenced, Vegetable Garden, Paved Lane, Low maintenance	Fenced, Golf Nearby, Landscaped deck, Paved Street, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,724.20/2024	\$3,376.54/ 24	\$3,484.72/2024
<b>List Price</b>	\$299,900	\$324,900	\$289,900
<b>List Price/SF</b>	\$291.45	\$393.34	\$426.32
<b>Sold Price</b>	\$290,000	\$363,000	\$388,500
<b>Sold Price/SF</b>	\$281.83	\$439.47	\$571.32
<b>Sell/List Ratio</b>	96.7%	111.7%	134.0%
<b>DOM</b>	9	8	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504251	202504247	202503514
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	215 Regent Avenue E	157 Brelade Street	40 Ravenhurst Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1946	OL / 1966	/ 1997
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bi-Level
<b>Living Area</b>	980 SF	955 SF	924 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Crawl space	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Other-Remarks	Brick, Stucco	Stucco
<b>Fireplace(s)</b>		Brick Facing	
<b>Fireplace Fuel</b>		Wood	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Laminate, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Furnace, Kitchen, Roof C		Basement, Flooring, Kitchen, Roof C
<b>Features</b>	Deck, High-Efficiency Furnace, Laundry - Main Floor, Main floor	Air Conditioning-Central, Bar wet, Ceiling Fan, Closet Organizers,	Air Conditioning-Central, Bar dry, Closet Organizers, Deck,
<b>Gds Included</b>	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Refrigerator, Stove	Bar Fridge, Dishwasher, Dryer, Freezer, Fridges - Two, Garage
<b>Parking</b>	Parking Pad	Front Drive Access	Double Detached, Garage door opener, Heated, Insulated,
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	43 SF	50 SF	36 SF
<b>Depth</b>	100 SF	100 SF	110 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Paved Street, Playground	Landscape	Corner, Fenced, Back Lane, Landscaped patio, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,946.17/2024	\$3,113.08/2024	\$3,675.03/ 24
<b>List Price</b>	\$199,900	\$259,900	\$379,900
<b>List Price/SF</b>	\$203.98	\$272.15	\$411.15
<b>Sold Price</b>	\$211,000	\$290,000	\$435,000
<b>Sold Price/SF</b>	\$215.31	\$303.66	\$470.78
<b>Sell/List Ratio</b>	105.6%	111.6%	114.5%
<b>DOM</b>	17	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503443	202503980	202503966
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Summerlea	3M/East Transcona
<b>Address</b>	437 Desrosiers Drive	141 Emberwell Street	#D 239 Wynford Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2025	UC / 2025	OL / 1978
<b>Type</b>	Single Family Detached	Townhouse	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	2233 SF	1327 SF	900 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Stucco	Vinyl	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Central Exhaust, Closet Organizers,	High-Efficiency Furnace, Smoke Detectors, Sump Pump	Air Conditioning-Central
<b>Gds Included</b>			Dryer, Refrigerator, Storage Shed, Stove, Washer
<b>Parking</b>	Double Attached	Parking Pad, Rear Drive Access	Rear Drive Access
<b>Lot Shape</b>	Pie Shaped	Normal	Normal
<b>Frontage</b>			28 SF
<b>Depth</b>			100 SF
<b>Site Influence</b>	No Back Lane, Not Landscaped	Paved Lane, Paved Street, Shopping Nearby	Paved Lane, Landscape, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$0.00/2025	\$2,639.47/2024
<b>List Price</b>	\$644,900	\$394,000	\$249,900
<b>List Price/SF</b>	\$288.80	\$296.91	\$277.67
<b>Sold Price</b>	\$649,000	\$395,000	\$257,500
<b>Sold Price/SF</b>	\$290.64	\$297.66	\$286.11
<b>Sell/List Ratio</b>	100.6%	100.3%	103.0%
<b>DOM</b>	20	18	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503929	202503828	202503831
<b>Area/Neighbr</b>	3M/East Transcona	3M/Summerlea	3M/Summerlea
<b>Address</b>	6 Chaucer Place	74 Miravale Street	78 Miravale Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1974	/ 2024	/ 2024
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Two Storey
<b>Living Area</b>	850 SF	1484 SF	1484 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco	Brick & Siding, Metal, Vinyl	Brick & Siding, Metal, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Kitche		
<b>Features</b>	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Central Exhaust, Engineered Floor Joist,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,		Garage door opener, Garage door opener remote(s)
<b>Parking</b>	Double Detached	Parking Pad, Rear Drive Access	Single Detached, Garage door opener, Insulated garage door,
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	58 SF	28 SF	28 SF
<b>Depth</b>	100 SF	113 SF	113 SF
<b>Site Influence</b>	Cul-De-Sac, Fenced, Shopping Nearby, Public Transportation	Back Lane, Paved Lane, Landscape, Paved Street	Corner, Back Lane, Paved Lane, Landscape, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,583.59/ 24	\$0.00/ 25	\$0.00/ 25
<b>List Price</b>	\$379,900	\$449,900	\$499,900
<b>List Price/SF</b>	\$446.94	\$303.17	\$336.86
<b>Sold Price</b>	\$379,900	\$449,900	\$497,500
<b>Sold Price/SF</b>	\$446.94	\$303.17	\$335.24
<b>Sell/List Ratio</b>	100.0%	100.0%	99.5%
<b>DOM</b>	5	22	19



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503685	202503777	202503171
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	4 Gables Court	114 Ravelston Avenue E	44 Renshaw Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1976	/ 1950	UC / 2025
<b>Type</b>	Townhouse	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	One and a Half	Two Storey
<b>Living Area</b>	1080 SF	1008 SF	1300 SF
<b>Fin Basement</b>	46.45 M2/500 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Composite, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, See remarks, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks	Electrical, Roof Coverings	
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Deck	Air Conditioning-Central	Microwave built in
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Blinds, Dryer, Fridges - Two, Garage door	Garage door opener remote(s)
<b>Parking</b>	Parking Pad	Single Detached, Garage door opener, Parking Pad, Rear Drive	Single Attached
<b>Lot Shape</b>	Normal	Normal	Irregular
<b>Frontage</b>	20 SF	40 SF	31 SF
<b>Depth</b>	100 SF	100 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscaped deck, Other/remarks, Playground	Fenced, Landscaped patio	Corner
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,494.25/2024	\$2,885.14/2024	\$0.00/ 0
<b>List Price</b>	\$299,900	\$284,900	\$424,900
<b>List Price/SF</b>	\$277.69	\$282.64	\$326.85
<b>Sold Price</b>	\$317,000	\$350,000	\$418,788
<b>Sold Price/SF</b>	\$293.52	\$347.22	\$322.14
<b>Sell/List Ratio</b>	105.7%	122.9%	98.6%
<b>DOM</b>	6	7	47



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503260	202502974	202503060
<b>Area/Neighbr</b>	3M/East Transcona	3M/Bonavista	3M/East Transcona
<b>Address</b>	11 Cranbrook Bay	120 Hominick Place	127 Victoria Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1961	/ 2024	/ 1918
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	One and Three Quarters
<b>Living Area</b>	1003 SF	1404 SF	998 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Concrete
<b>Exterior</b>	Stucco, Vinyl	Stone, Stucco, Vinyl	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, See remarks, Vir	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings		Basement, Bathroom, Exterior, Furn.
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, Central Exhaust,	Air Conditioning-Central, High-Efficiency Furnace, No Pet
<b>Gds Included</b>	Blinds, Dryer, Freezer, Fridges - Two, Microwave, Storage Shed,		Blinds, Dishwasher, Dryer, Refrigerator, Stove
<b>Parking</b>	Front Drive Access	Single Attached	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	55 SF	31 SF	27 SF
<b>Depth</b>	100 SF	182 SF	
<b>Site Influence</b>	Fenced, No Back Lane, No Through Road, Paved Street,	Flat Site, Not Landscaped, Shopping Nearby, Public	Fenced, Flat Site, Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,313.93/ 24	\$0.00/2025	\$2,740.70/2024
<b>List Price</b>	\$299,900	\$481,800	\$294,500
<b>List Price/SF</b>	\$299.00	\$343.16	\$295.09
<b>Sold Price</b>	\$340,000	\$482,000	\$294,500
<b>Sold Price/SF</b>	\$338.98	\$343.30	\$295.09
<b>Sell/List Ratio</b>	113.4%	100.0%	100.0%
<b>DOM</b>	5	0	20



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503075	202502940	202502691
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	458 Desrosiers Drive	32 Cantafio Cove	802 Leola Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	TB / 2025	/ 1920
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	One and a Half
<b>Living Area</b>	1648 SF	1518 SF	1190 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Half basement
<b>Construction</b>	Concrete, Wood Frame		Wood Frame
<b>Exterior</b>	Composite, Stone, Stucco	Stucco, Vinyl	Stucco, Wood Siding
<b>Fireplace(s)</b>	Tile Facing		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Smoke	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, Dryer, Refrigerator, Stove, Washer
<b>Gds Included</b>			
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Single Detached, Rear Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	36 SF	0 SF	36 SF
<b>Depth</b>	118 SF	0 SF	100 SF
<b>Site Influence</b>	Park/reserve, Playground Nearby	No Back Lane, Playground Nearby, Shopping Nearby	Fenced, Flat Site, Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$0.00/2025	\$2,439.61/ 24
<b>List Price</b>	\$569,900	\$534,900	\$249,900
<b>List Price/SF</b>	\$345.81	\$352.37	\$210.00
<b>Sold Price</b>	\$569,900	\$534,900	\$240,000
<b>Sold Price/SF</b>	\$345.81	\$352.37	\$201.68
<b>Sell/List Ratio</b>	100.0%	100.0%	96.0%
<b>DOM</b>	35	103	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502284	202502422	202501980
<b>Area/Neighbr</b>	3M/Summerlea	3M/Canterbury Park	3M/Summerlea
<b>Address</b>	247 Emberwell Street	7 Remi Claeys Crescent	302 Emberwell Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	OL / 2009	UC / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1580 SF	1200 SF	1447 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Vinyl	Stucco	Metal, Stone, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Heat recovery ventilator, High-Efficiency Furnace, Hood		Central Exhaust, Exterior walls, 2x6", Heat recovery ventilator,
<b>Gds Included</b>		Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s)	Garage door opener, Garage door opener remote(s)
<b>Parking</b>	Parking Pad, Rear Drive Access	Double Attached	Double Attached, Front Drive Access, Garage door opener, Normal
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	28 SF	44 SF	32 SF
<b>Depth</b>	110 SF	0 SF	
<b>Site Influence</b>	Back Lane, Paved Lane, Paved Street, Playground Nearby,	Corner, Fenced, Landscaped deck, Playground Nearby, Public	Park/reserve, Paved Street, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$4,279.49/ 24	\$0.00/ 24
<b>List Price</b>	\$479,900	\$429,900	\$524,900
<b>List Price/SF</b>	\$303.73	\$358.25	\$362.75
<b>Sold Price</b>	\$479,900	\$460,000	\$529,205
<b>Sold Price/SF</b>	\$303.73	\$383.33	\$365.73
<b>Sell/List Ratio</b>	100.0%	107.0%	100.8%
<b>DOM</b>	12	12	54



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502133	202501839	202501832
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/Summerlea	3M/East Transcona
<b>Address</b>	103 Harlow Bay	145 Emberwell Street	310 Harold Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2013	UC / 2025	OL / 1964
<b>Type</b>	Single Family Detached	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	2202 SF	1327 SF	1045 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco	Vinyl	Stucco
<b>Fireplace(s)</b>	Heatilator/Fan		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Roof Coverings		
<b>Features</b>	Air Conditioning-Central, Deck, Heat recovery ventilator,	High-Efficiency Furnace, Smoke Detectors, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Blinds, Dishwasher, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Parking Pad, Rear Drive Access	Single Detached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	40 SF	18 SF	50 SF
<b>Depth</b>	110 SF	110 SF	100 SF
<b>Site Influence</b>	Fenced, Landscape, Playground Nearby	Paved Lane, Paved Street, Shopping Nearby	Fenced, Back Lane, Landscape, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,308.38/ 24	\$0.00/ 24	\$3,387.00/ 24
<b>List Price</b>	\$549,900	\$389,900	\$339,900
<b>List Price/SF</b>	\$249.73	\$293.82	\$325.26
<b>Sold Price</b>	\$580,000	\$392,900	\$395,000
<b>Sold Price/SF</b>	\$263.40	\$296.08	\$377.99
<b>Sell/List Ratio</b>	105.5%	100.8%	116.2%
<b>DOM</b>	10	19	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501799	202501291	202501595
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	324 Yale Avenue E	261 St Martin Boulevard	31 Camrose Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1918	/ 1975	/ 1961
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Two Storey	Bungalow
<b>Living Area</b>	960 SF	1080 SF	1026 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			Corner
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	Stone	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Windows		Bathroom, Flooring, Furnace, Other
<b>Features</b>	High-Efficiency Furnace	Air Conditioning-Central	Air Conditioning-Central, Cook Top, High-Efficiency Furnace,
<b>Gds Included</b>		Dishwasher, Dryer, Fridges - Two, Storage Shed, Washer	See remarks
<b>Parking</b>	Parking Pad	Rear Drive Access	Double Detached, Front Drive Access, Garage door opener, Pie Shaped
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Public Transportation	Back Lane	Fenced, Landscaped patio, No Back Lane, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,382.14/ 24	\$2,821.64/2024	\$3,818.69/2024
<b>List Price</b>	\$149,900	\$269,900	\$419,900
<b>List Price/SF</b>	\$156.15	\$249.91	\$409.26
<b>Sold Price</b>	\$165,000	\$328,500	\$410,000
<b>Sold Price/SF</b>	\$171.88	\$304.17	\$399.61
<b>Sell/List Ratio</b>	110.1%	121.7%	97.6%
<b>DOM</b>	3	7	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501444	202501311	202501350
<b>Area/Neighbr</b>	3M/Summerlea	3M/East Transcona	3M/Summerlea
<b>Address</b>	270 Emberwell Street	162 Larche Avenue	330 Emberwell Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	OL / 1968	/ 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1741 SF	833 SF	1794 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Other-Remarks, Stucco	Stucco, Vinyl	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace, Blinds, Dishwasher, Dryer, Garage door opener, Garage	Heat recovery ventilator, High-Efficiency Furnace, Laundry Garage door opener, Garage door opener remote(s)
<b>Gds Included</b>			
<b>Parking</b>	Double Attached	Single Detached, Oversized	Double Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	32 SF	50 SF	36 SF
<b>Depth</b>	114 SF	0 SF	114 SF
<b>Site Influence</b>	No Back Lane, Other/remarks, Shopping Nearby	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Paved Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$3,344.09/ 24	\$0.00/2025
<b>List Price</b>	\$559,900	\$309,900	\$559,900
<b>List Price/SF</b>	\$321.60	\$372.03	\$312.10
<b>Sold Price</b>	\$552,000	\$350,000	\$559,900
<b>Sold Price/SF</b>	\$317.06	\$420.17	\$312.10
<b>Sell/List Ratio</b>	98.6%	112.9%	100.0%
<b>DOM</b>	20	7	25



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501302	202501265	202501228
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/Summerlea
<b>Address</b>	17 Gottfried Point	19 Premier Place	242 Emberwell Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	/ 1963	UC / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1670 SF	1053 SF	1529 SF
<b>Fin Basement</b>	0.00 M2/0 SF	89.09 M2/959 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Concrete, Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Stone, Stucco	Stucco	Composite, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Basement, Bathroom, Completely, F	
<b>Features</b>	Central Exhaust, Closet Organizers, Laundry - Second		Exterior walls, 2x6", Heat recovery ventilator,
<b>Gds Included</b>		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	
<b>Parking</b>	Double Attached, Insulated garage door, Workshop	Parking Pad	Double Attached
<b>Lot Shape</b>	Normal	Normal	Irregular
<b>Frontage</b>	40 SF	50 SF	32 SF
<b>Depth</b>		100 SF	106 SF
<b>Site Influence</b>	Flat Site, No Back Lane, Paved Street, Playground Nearby	Fenced, Back Lane, Playground Nearby, Private Yard, Public	No Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$3,026.54/ 24	\$0.00/2024
<b>List Price</b>	\$589,900	\$399,900	\$538,650
<b>List Price/SF</b>	\$353.23	\$379.77	\$352.29
<b>Sold Price</b>	\$580,000	\$395,000	\$535,000
<b>Sold Price/SF</b>	\$347.31	\$375.12	\$349.90
<b>Sell/List Ratio</b>	98.3%	98.8%	99.3%
<b>DOM</b>	42	26	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501007	202500749	202500706
<b>Area/Neighbr</b>	3M/Summerlea	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	256 Emberwell Street	409 Desrosiers Drive	536 Kildare Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	TB / 2025	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1723 SF	1510 SF	1028 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stucco	Metal, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet	Vinyl, Wood
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Windows
<b>Features</b>	Heat recovery ventilator, High-Efficiency Furnace, Laundry		Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Garage door opener, Garage door opener remote(s)	Microwave	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Double Attached	Double Attached	Double Detached, Garage door opener, Oversized, Other
<b>Lot Shape</b>			Normal
<b>Frontage</b>	34 SF	36 SF	43 SF
<b>Depth</b>	114 SF	156 SF	159 SF
<b>Site Influence</b>	Paved Lane	No Back Lane	Back Lane, Paved Street, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2025	\$0.00/ 0	\$3,468.53/ 24
<b>List Price</b>	\$554,800	\$509,900	\$299,900
<b>List Price/SF</b>	\$322.00	\$337.68	\$291.73
<b>Sold Price</b>	\$538,500	\$506,000	\$373,000
<b>Sold Price/SF</b>	\$312.54	\$335.10	\$362.84
<b>Sell/List Ratio</b>	97.1%	99.2%	124.4%
<b>DOM</b>	24	48	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500459	202500549	202428415
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	150 Kildare Avenue	453 DESROSIERS Drive	162 Dowling Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1920	/ 2024	/ 1968
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	817 SF	1864 SF	820 SF
<b>Fin Basement</b>		0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Other/remarks, Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Other-Remarks, Stucco, Wood Siding	Stucco, Vinyl
<b>Fireplace(s)</b>		Direct vent	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Not known	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Flooring, Furnace		Flooring, Furnace, Plumbing
<b>Features</b>	Ceiling Fan, Closet Organizers, No Pet Home, No Smoking	Air Conditioning-Central, Central Exhaust, Closet Organizers,	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Microwave, Refrigerator, Stove, Washer, Window	Blinds, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener remote(s), Microwave,
<b>Parking</b>	Single Detached	Double Attached, Front Drive Access, Garage door opener	Single Detached, Rear Drive Access
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	36 SF	60 SF
<b>Depth</b>	0 SF	114 SF	100 SF
<b>Site Influence</b>	Fenced, Landscape, Playground Nearby, Public Swimming Pool,	Landscape, No Back Lane, Other/remarks, Playground	Corner, Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,495.00/ 24	\$100.00/ 24	\$3,370.32/ 24
<b>List Price</b>	\$258,900	\$584,745	\$299,000
<b>List Price/SF</b>	\$316.89	\$313.70	\$364.63
<b>Sold Price</b>	\$250,000	\$596,000	\$375,300
<b>Sold Price/SF</b>	\$306.00	\$319.74	\$457.68
<b>Sell/List Ratio</b>	96.6%	101.9%	125.5%
<b>DOM</b>	62	35	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500299	202500139	202500170
<b>Area/Neighbr</b>	3M/Summerlea	3M/Summerlea	3M/Canterbury Park
<b>Address</b>	280 Emberwell Street	55 Big Bluestem Road	100 Hominick Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2025	OL / 2023	/ 2024
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1734 SF	1871 SF	1447 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Concrete and steel, Wood Frame
<b>Exterior</b>	Composite, Vinyl	Vinyl, Wood Siding	Brick, Stucco, Wood Siding
<b>Fireplace(s)</b>		Tile Facing	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	
<b>Gds Included</b>		Alarm system, Dishwasher, Dryer, Garage door opener,	
<b>Parking</b>	Double Attached	Double Attached, EV Charging Station, Front Drive Access,	Single Attached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	34 SF	32 SF	
<b>Depth</b>	114 SF	144 SF	
<b>Site Influence</b>	No Back Lane	No Back Lane, Paved Street, Shopping Nearby	Cul-De-Sac
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 25	\$1,477.29/ 24	\$0.00/ 24
<b>List Price</b>	\$559,650	\$639,900	\$455,000
<b>List Price/SF</b>	\$322.75	\$342.01	\$314.44
<b>Sold Price</b>	\$559,650	\$610,000	\$460,463
<b>Sold Price/SF</b>	\$322.75	\$326.03	\$318.22
<b>Sell/List Ratio</b>	100.0%	95.3%	101.2%
<b>DOM</b>	49	31	64



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427659	202428083	202428048
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	104 Remi Claeys Crescent	711 Kanata Street	131 Bridgecrest Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2010	OL / 1959	OL / 1975
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1204 SF	1060 SF	1129 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco, Vinyl	Brick & Siding, Stucco	Brick & Siding
<b>Fireplace(s)</b>	Other - See remarks	Brick Facing	Other - See remarks
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings, Windows	Flooring, Kitchen	
<b>Features</b>	Air Conditioning-Central, Bar wet, Central Exhaust, Closet	Air Conditioning-Central, Bar wet, Main floor full bathroom, Patio	
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Detached	Single Detached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	40 SF	0 SF	0 SF
<b>Depth</b>	110 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Paved Street, Playground	Corner, Fenced, Park/reserve, Paved Street, Shopping Nearby,	Fenced, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,551.12/ 24	\$3,386.63/2024	\$4,067.16/2024
<b>List Price</b>	\$499,900	\$314,900	\$399,700
<b>List Price/SF</b>	\$415.20	\$297.08	\$354.03
<b>Sold Price</b>	\$490,000	\$332,500	\$440,700
<b>Sold Price/SF</b>	\$406.98	\$313.68	\$390.35
<b>Sell/List Ratio</b>	98.0%	105.6%	110.3%
<b>DOM</b>	17	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428042	202428008	202427685
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/East Transcona
<b>Address</b>	19 Craglea Corner	6 Paulley Drive	227 Pandora Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1980	OL / 1971	OL / 1916
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-3 Level	Bungalow	Bungalow
<b>Living Area</b>	880 SF	916 SF	698 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	3/4	Full	3/4
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Vinyl	Brick, Stucco	Stucco
<b>Fireplace(s)</b>	Corner, Stone		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom	Basement, Bathroom, Completely, E	
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Cook Top, Deck, Exterior	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	
<b>Gds Included</b>	Dishwasher, Dryer, Freezer, Garage door opener, Refrigerator,		Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Detached, Garage door opener, Insulated, Parking Pad,	Double Detached, Rear Drive Access	Single Detached
<b>Lot Shape</b>	Pie Shaped	Normal	
<b>Frontage</b>	0 SF		
<b>Depth</b>	0 SF		
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Back Lane, Paved Lane, Paved Street, Playground Nearby	Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,472.84/2024	\$3,534.94/2024	\$2,113.50/2023
<b>List Price</b>	\$324,900	\$399,900	\$204,999
<b>List Price/SF</b>	\$369.20	\$436.57	\$293.69
<b>Sold Price</b>	\$345,500	\$390,000	\$100,000
<b>Sold Price/SF</b>	\$392.61	\$425.76	\$143.27
<b>Sell/List Ratio</b>	106.3%	97.5%	48.8%
<b>DOM</b>	5	15	77



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427623	202427521	202427257
<b>Area/Neighbr</b>	3M/Canterbury Park	3M/East Transcona	3M/Canterbury Park
<b>Address</b>	56 Hominick Place	584 McMeans Avenue E	454 Desrosiers Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	OL / 1969	UC / 2024
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1726 SF	1102 SF	1871 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Stucco	Stucco	Stone, Stucco
<b>Fireplace(s)</b>			Tile Facing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	See remarks, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Addition, Roof Coverings	
<b>Features</b>	Central Exhaust, Closet Organizers, Exterior walls, 2x6",	Deck, Main floor full bathroom	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>	Garage door opener, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Microwave
<b>Parking</b>	Single Attached	Double Detached	Double Attached
<b>Lot Shape</b>	Pie Shaped	Normal	Normal
<b>Frontage</b>	25 SF	50 SF	36 SF
<b>Depth</b>	165 SF	100 SF	118 SF
<b>Site Influence</b>	Cul-De-Sac	Fenced, Paved Lane, Landscaped deck, Paved Street,	No Back Lane, Park/reserve, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$3,420.00/2024	\$0.00/ 24
<b>List Price</b>	\$482,900	\$339,900	\$639,900
<b>List Price/SF</b>	\$279.78	\$308.44	\$342.01
<b>Sold Price</b>	\$478,999	\$355,500	\$639,900
<b>Sold Price/SF</b>	\$277.52	\$322.60	\$342.01
<b>Sell/List Ratio</b>	99.2%	104.6%	100.0%
<b>DOM</b>	61	12	62



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427164	202426298	202425724
<b>Area/Neighbr</b>	3M/Summerlea	3M/Canterbury Park	3M/East Transcona
<b>Address</b>	306 Emberwell Street	10 Gottfried Point	135 Larche Avenue E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2025	/ 2023	OL / 1946
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1820 SF	1813 SF	480 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Vinyl	Brick, Composite, Stucco	Stucco
<b>Fireplace(s)</b>		Tile Facing	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Central Exhaust, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Central Exhaust, Closet Organizers,	
<b>Gds Included</b>		Dishwasher, Dryer, Garage door opener, Garage door opener	
<b>Parking</b>	Double Attached	Double Attached, Front Drive Access, Insulated garage door,	Multiple Detached
<b>Lot Shape</b>	Irregular	Normal	Normal
<b>Frontage</b>	34 SF	38 SF	50 SF
<b>Depth</b>	108 SF	110 SF	148 SF
<b>Site Influence</b>	No Back Lane, Not Landscaped	Flat Site, Golf Nearby, No Back Lane, Paved Street, Playground	Paved Street, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$5,229.57/ 24	\$2,500.29/ 24
<b>List Price</b>	\$549,900	\$659,900	\$209,800
<b>List Price/SF</b>	\$302.14	\$363.98	\$437.08
<b>Sold Price</b>	\$549,900	\$650,000	\$200,000
<b>Sold Price/SF</b>	\$302.14	\$358.52	\$416.67
<b>Sell/List Ratio</b>	100.0%	98.5%	95.3%
<b>DOM</b>	28	65	89



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202425486	202424427	202508108
<b>Area/Neighbr</b>	3M/East Transcona	3M/East Transcona	3M/East Transcona
<b>Address</b>	#1 88 Renshaw Boulevard	86 Gottfried Point	413 Yale Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2023	OL / 2023	OL / 1918
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	One and a Half
<b>Living Area</b>	1342 SF	1954 SF	1142 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Half basement
<b>Construction</b>	Concrete, Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Other-Remarks, Stucco, Vinyl	Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Laminate	Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Closet Organizers, Heat recovery ventilator, High-Efficiency	Air Conditioning-Central, Laundry - Second Floor, Main floor full	Air Conditioning-Central
<b>Gds Included</b>	Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Garage door opener	
<b>Parking</b>	Single Detached	Double Attached	Parking Pad
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	25 SF		30 SF
<b>Depth</b>	100 SF		100 SF
<b>Site Influence</b>	Other/remarks, Paved Street, Playground Nearby	Fenced, Playground Nearby	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$100.00/ 24	\$1,674.61/ 24	\$227.74/ 24
<b>List Price</b>	\$422,887	\$619,000	\$230,000
<b>List Price/SF</b>	\$315.12	\$316.79	\$201.40
<b>Sold Price</b>	\$417,506	\$585,000	\$230,000
<b>Sold Price/SF</b>	\$311.11	\$299.39	\$201.40
<b>Sell/List Ratio</b>	98.7%	94.5%	100.0%
<b>DOM</b>	57	84	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510018	202504741	202513707
<b>Area/Neighbr</b>	3N/South Transcona	3N/South Transcona	3P/East St Paul
<b>Address</b>	365 Symington Road	108 McFadden Avenue	686 Mowat Road
<b>City</b>	Winnipeg	Winnipeg	East St Paul
<b>Age/Yr Built</b>	/ 1996	/ 2003	OL /
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Two Storey
<b>Living Area</b>	1716 SF	804 SF	2242 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 2 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Stucco	Other-Remarks
<b>Fireplace(s)</b>	Brick Facing		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings	Furnace, Other remarks, Roof Cover	Bathroom, Exterior, Kitchen
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Laundry	High-Efficiency Furnace, No Pet Home, No Smoking Home,	Air Conditioning-Central, Closet Organizers, Deck, Hood Fan, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Fridges - Two, Garage door opener
<b>Parking</b>	Triple Attached, Front Drive Access, Garage door opener,	Other remarks, Parking Pad	Double Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	320 SF	34 SF	91 SF
<b>Depth</b>	544 SF	113 SF	189 SF
<b>Site Influence</b>	Country Residence, Vegetable Garden, Golf Nearby,	Golf Nearby, Shopping Nearby, Public Transportation	Country Residence, Fenced, Landscape, View
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Municipal/Community	Well
<b>Sewer</b>	Septic Tank & Field	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$7,880.49/ 24	\$3,410.15/ 24	\$3,863.95/2024
<b>List Price</b>	\$749,900	\$329,900	\$669,900
<b>List Price/SF</b>	\$437.00	\$410.32	\$298.80
<b>Sold Price</b>	\$750,000	\$320,000	\$735,000
<b>Sold Price/SF</b>	\$437.06	\$398.01	\$327.83
<b>Sell/List Ratio</b>	100.0%	97.0%	109.7%
<b>DOM</b>	8	14	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510839	202510381	202510573
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/Pritchard Farm
<b>Address</b>	219 Hoddinott Road	313 SADDLERIDGE Lane	24 PARK RIDGE Drive
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	OL / / 2014	/ 2014	/ 1996
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1979 SF	1930 SF	1940 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	3/4	Full	Full
<b>Construction</b>	Brick		Wood Frame
<b>Exterior</b>	Brick, Metal	Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>		Double-sided	Double-sided
<b>Fireplace Fuel</b>		Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Tar & Gravel	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Flooring, Furnace, Kitche
<b>Features</b>	Air conditioning wall unit, Balcony - One, Deck, Flat Roof,	Air Conditioning-Central, Bar wet, Central Exhaust, Closet	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Dishwasher, Dryer, Garage door opener
<b>Parking</b>	Single Detached	Triple Attached, Heated, Insulated	Triple Attached, Garage door opener, Heated, Paved Driveway
<b>Lot Shape</b>	Normal		Pie Shaped
<b>Frontage</b>	0 SF	72 SF	
<b>Depth</b>			
<b>Site Influence</b>	Paved Lane, No Back Lane, Playground Nearby	Fenced, Lakefront, Lake View, Landscaped deck, No Back	Creek, Fenced, Landscaped patio, Playground Nearby, Treed
<b>Heating</b>	Hot Water, See remarks	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,863.87/2024	\$7,431.01/ 24	\$5,661.00/2024
<b>List Price</b>	\$349,900	\$1,099,900	\$849,900
<b>List Price/SF</b>	\$176.81	\$569.90	\$438.09
<b>Sold Price</b>	\$450,000	\$1,135,000	\$849,900
<b>Sold Price/SF</b>	\$227.39	\$588.08	\$438.09
<b>Sell/List Ratio</b>	128.6%	103.2%	100.0%
<b>DOM</b>	7	4	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510486	202510336	202510266
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/East St Paul
<b>Address</b>	2250 Wenzel Street	257 Glenway Avenue	38 Wills Way
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	OL / 1965	OL /	OL / 2022
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1182 SF	810 SF	2266 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Vinyl	Composite
<b>Fireplace(s)</b>	Free-standing		Glass Door
<b>Fireplace Fuel</b>	Wood		Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Preserved Wood	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Kitche		
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Patio	Air Conditioning-Central, Main floor full bathroom, Sump Pump	Closet Organizers, Deck, Exterior walls, 2x6",
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Bar Fridge, Blinds, Dryer, Freezer, Microwave, Stove,	
<b>Parking</b>	Double Detached, Front Drive Access, Garage door opener,	Single Detached, Front Drive Access	Double Attached, Front Drive Access, Insulated garage door,
<b>Lot Shape</b>	Irregular	Normal	Normal
<b>Frontage</b>	146 SF		70 SF
<b>Depth</b>			148 SF
<b>Site Influence</b>	Country Residence, Landscape, Landscaped patio, Private	Flat Site, Landscape, Paved Street, Treed Lot	Vegetable Garden, Landscaped deck, No Back Lane,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Municipal/Community	Municipal/Community
<b>Sewer</b>	Septic Tank & Field	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,891.54/2024	\$2,994.56/2024	\$4,742.76/ 24
<b>List Price</b>	\$499,000	\$349,900	\$899,900
<b>List Price/SF</b>	\$422.17	\$431.98	\$397.13
<b>Sold Price</b>	\$590,000	\$385,000	\$840,000
<b>Sold Price/SF</b>	\$499.15	\$475.31	\$370.70
<b>Sell/List Ratio</b>	118.2%	110.0%	93.3%
<b>DOM</b>	10	6	30



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509641	202509378	202508943
<b>Area/Neighbr</b>	3P/Birds Hill Town	3P/East St Paul	3P/East St Paul
<b>Address</b>	55 Allison Street	345 SADDLERIDGE Lane	313 Hodinott Road
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	/ 2013	/ 2013	OL /
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Raised Bungalow	Bungalow
<b>Living Area</b>	3252 SF	1980 SF	1400 SF
<b>Fin Basement</b>	196.03 M2/2,110 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 6	BDA: 2 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 4 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full, Walkout	Full	Full
<b>Construction</b>	Concrete, Wood Frame		
<b>Exterior</b>	Stone, Stucco, Wood Siding	Brick, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>	Stone	Brick Facing	
<b>Fireplace Fuel</b>	Electric	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Wood	Tile, Wood	Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Addition, Bathroom, Electrical, Floori
<b>Features</b>	Air Conditioning-Central, Balconies - Three, Bar wet,	Air Conditioning-Central, Ceiling Fan, Central Exhaust, Deck,	Air Conditioning-Central, Closet Organizers, Deck,
<b>Gds Included</b>	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window
<b>Parking</b>	Triple Attached	Triple Attached, Tandem Garage, Front Drive Access, Garage door	Double Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>		72 SF	
<b>Depth</b>			
<b>Site Influence</b>	Golf Nearby, Low maintenance landscaped, Landscaped patio,	Creek, Fenced, Golf Nearby, Landscaped deck, Park/reserve,	Flat Site, Landscaped deck, Paved Street, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Municipal/Community	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$7,547.51/2024	\$6,701.44/ 21	\$2,348.43/ 24
<b>List Price</b>	\$2,190,000	\$1,300,000	\$524,900
<b>List Price/SF</b>	\$673.43	\$656.57	\$374.93
<b>Sold Price</b>	\$1,950,000	\$1,250,000	\$510,000
<b>Sold Price/SF</b>	\$599.63	\$631.31	\$364.29
<b>Sell/List Ratio</b>	89.0%	96.2%	97.2%
<b>DOM</b>	31	16	25



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508581	202508024	202507878
<b>Area/Neighbr</b>	3P/Birds Hill Town	3P/East St Paul	3P/East St Paul
<b>Address</b>	6 NEYEDLI Drive	2 DORCON Drive	37 Kindersley Drive
<b>City</b>	Birds Hill	East St Paul	East St Paul
<b>Age/Yr Built</b>	OL / 1995	OL / 1998	OL / 2004
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1960 SF	1691 SF	2212 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	171.87 M2/1,850 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 5
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 4 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick, Stucco	Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Glass Door, Stone	Tile Facing	Tile Facing
<b>Fireplace Fuel</b>	Gas	Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Flooring, Other r	Basement, Bathroom, Flooring, Furn	
<b>Features</b>	Air Conditioning-Central, Deck, Exterior walls, 2x6", Hood Fan,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Bar wet, Cook Top, Garburator, Hot Tub,
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two,
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Oversized	Triple Attached, Multiple Attached, Front & Rear Drive
<b>Lot Shape</b>	Pie Shaped		Pie Shaped
<b>Frontage</b>	98 SF	115 SF	60 SF
<b>Depth</b>		170 SF	250 SF
<b>Site Influence</b>	Landscaped deck, Not Fenced, No Back Lane, Paved Street,	Landscaped deck, Paved Street, Playground Nearby, Shopping	Fenced, Flat Site, Vegetable Garden, Landscape, No Back
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Well	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,772.00/ 24	\$4,287.41/ 21	\$6,516.49/2024
<b>List Price</b>	\$649,900	\$674,900	\$998,000
<b>List Price/SF</b>	\$331.58	\$399.11	\$451.18
<b>Sold Price</b>	\$775,000	\$695,000	\$985,000
<b>Sold Price/SF</b>	\$395.41	\$411.00	\$445.30
<b>Sell/List Ratio</b>	119.2%	103.0%	98.7%
<b>DOM</b>	9	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507695	202505534	202507249
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/East St Paul
<b>Address</b>	4143 HENDERSON Highway	20 Keedian Drive	3246 Henderson Highway
<b>City</b>	East St Paul	Birds Hill	Winnipeg
<b>Age/Yr Built</b>	OL / 1974	OL / 1974	OL / 2006
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Two Storey	One and a Half
<b>Living Area</b>	1350 SF	1920 SF	1910 SF
<b>Fin Basement</b>			0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 5
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full, See remarks	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stone, Stucco, Vinyl	Vinyl
<b>Fireplace(s)</b>		Stone	Double-sided
<b>Fireplace Fuel</b>		Wood	Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Electrical, Furnace, Kitchen	
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
<b>Parking</b>	Double Detached	Double Attached	Double Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	143 SF	100 SF	132 SF
<b>Depth</b>	303 SF	200 SF	
<b>Site Influence</b>	Country Residence, Flat Site, Low maintenance landscaped,	Country Residence, Vegetable Garden, Landscaped deck	Country Residence, Landscape, Private Docking, No Back Lane, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Well	Well
<b>Sewer</b>	Septic Tank & Field	Municipal/Community	Holding Tank
<b>Gross Tax</b>	\$3,080.73/ 21	\$3,614.36/2024	\$3,434.19/ 24
<b>List Price</b>	\$344,900	\$619,800	\$798,900
<b>List Price/SF</b>	\$255.48	\$322.81	\$418.27
<b>Sold Price</b>	\$340,000	\$590,000	\$784,500
<b>Sold Price/SF</b>	\$251.85	\$307.29	\$410.73
<b>Sell/List Ratio</b>	98.6%	95.2%	98.2%
<b>DOM</b>	20	14	48



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507028	202507109	202505557
<b>Area/Neighbr</b>	3P/Pritchard Farm	3P/East St Paul	3P/East St Paul
<b>Address</b>	18 Old Orchard Road	278 Pritchard Farm Road	2020 AGAR Avenue
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	OL / 1999	/ 2014	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	2052 SF	2248 SF	1980 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full, Walkout
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Brick, Stucco	Composite, Stone, Stucco	Brick, Wood Siding
<b>Fireplace(s)</b>	Tile Facing	Direct vent, Stone	Brick Facing
<b>Fireplace Fuel</b>	Gas	Gas	Wood
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator, Sprinkler	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Double Attached, Heated	Double Attached, Front Drive Access, Garage door opener
<b>Lot Shape</b>			Normal
<b>Frontage</b>	70 SF	75 SF	
<b>Depth</b>	217 SF	160 SF	
<b>Site Influence</b>	Creek, Landscape, Landscaped deck, No Back Lane, Paved	Landscaped deck, Paved Street, Playground Nearby	Paved Street, Playground Nearby, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,158.00/2024	\$6,132.21/2024	\$4,958.07/2024
<b>List Price</b>	\$799,900	\$749,900	\$624,900
<b>List Price/SF</b>	\$389.81	\$333.59	\$315.61
<b>Sold Price</b>	\$750,000	\$881,280	\$660,000
<b>Sold Price/SF</b>	\$365.50	\$392.03	\$333.33
<b>Sell/List Ratio</b>	93.8%	117.5%	105.6%
<b>DOM</b>	21	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505371	202505224	202503960
<b>Area/Neighbr</b>	3P/East St Paul	3P/North Hill Park	3P/East St Paul
<b>Address</b>	280 BOWEN Avenue	652 MOWAT Road	30 KINDERSLEY Drive
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	/ 2006	/ 1973	OL / 2006
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Two Storey	Bungalow
<b>Living Area</b>	9891 SF	3770 SF	1947 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 5	BDA: 4 TBD: 7	BDA: 3 TBD: 5
<b>Baths</b>	FB: 4 HB: 1 EN: Y	FB: 4 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Other-Remarks	Brick, Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Brick Facing	Brick Facing	Brick Facing
<b>Fireplace Fuel</b>	Wood	Gas	Gas
<b>Flooring</b>	Laminate, Tile, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Addition, Bathroom, Flooring, Furnac	Flooring, Furnace, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Bar wet, Laundry - Main Floor, Main floor	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat
<b>Gds Included</b>		Alarm system, Dishwasher, Dryer, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached, Double Detached, Heated	Double Attached	Triple Attached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	85 SF	93 SF
<b>Depth</b>			188 SF
<b>Site Influence</b>	Country Residence, Landscape, Landscaped deck, Landscaped	Fenced, Landscaped deck, Landscaped patio, Shopping	Fruit Trees/Shrubs, Landscape, No Back Lane, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Well	Well	Municipal/Community
<b>Sewer</b>	Holding Tank, Septic Tank & Field	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$9,723.92/ 21	\$6,352.00/ 0	\$5,687.49/ 24
<b>List Price</b>	\$1,199,900	\$979,900	\$879,900
<b>List Price/SF</b>	\$121.31	\$259.92	\$451.93
<b>Sold Price</b>	\$1,050,000	\$970,000	\$915,000
<b>Sold Price/SF</b>	\$106.16	\$257.29	\$469.95
<b>Sell/List Ratio</b>	87.5%	99.0%	104.0%
<b>DOM</b>	7	10	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504866	202504448	202504108
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/East St Paul
<b>Address</b>	111 Elkhart Lane	3703 Henderson Highway	30 Jordanas Run
<b>City</b>	East St Paul	East St Paul	Winnipeg
<b>Age/Yr Built</b>	OL / 1999	OL / 1959	/ 2015
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1917 SF	1120 SF	1870 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	118.92 M2/1,280 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full, Walkout
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Wood Siding	Brick, Composite, Stucco
<b>Fireplace(s)</b>	Glass Door, Insert		Brick Facing
<b>Fireplace Fuel</b>	Gas		Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks, Roof Coverings		
<b>Features</b>	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Central Exhaust, Deck, Exterior
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
<b>Parking</b>	Triple Attached, Front Drive Access, Insulated, Plug-In,	Single Detached, Tandem Garage	Double Attached
<b>Lot Shape</b>	Normal		Pie Shaped
<b>Frontage</b>	85 SF	78 SF	40 SF
<b>Depth</b>	235 SF		146 SF
<b>Site Influence</b>	Corner, Landscaped deck, No Back Lane, Park/reserve, Treed	Country Residence, Landscaped deck, Paved Street	Cul-De-Sac, Golf Nearby, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Well	Municipal/Community
<b>Sewer</b>	Municipal/Community	Septic Tank & Field	Municipal/Community
<b>Gross Tax</b>	\$5,410.24/2024	\$2,432.00/ 24	\$6,136.00/ 24
<b>List Price</b>	\$724,900	\$299,900	\$949,900
<b>List Price/SF</b>	\$378.14	\$267.77	\$507.97
<b>Sold Price</b>	\$750,000	\$260,000	\$930,000
<b>Sold Price/SF</b>	\$391.24	\$232.14	\$497.33
<b>Sell/List Ratio</b>	103.5%	86.7%	97.9%
<b>DOM</b>	8	9	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504112	202503569	202503521
<b>Area/Neighbr</b>	3P/Glengarry Park	3P/East St Paul	3P/East St Paul
<b>Address</b>	368 HODDINOTT Road	10 Oak Bridge Way	651 Glenway Avenue
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	/ 1997	OL / 2021	OL / 1977
<b>Type</b>	Single Family Detached	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	2300 SF	1730 SF	1220 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Composite, Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Brick Facing	Insert	Stone
<b>Fireplace Fuel</b>	Gas	Electric	Wood
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Other remarks, Roof Cov
<b>Features</b>	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	Air Conditioning-Central, Bar wet, Hood Fan, Main floor full
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Garage door opener		Dryer, Garage door opener, Refrigerator, Storage Shed,
<b>Parking</b>	Double Attached, Front Drive Access	Double Attached	Single Attached, Front Drive Access, Garage door opener
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	125 SF	55 SF	50 SF
<b>Depth</b>	135 SF	147 SF	114 SF
<b>Site Influence</b>	Landscaped deck, No Back Lane, Shopping Nearby	Corner, Lakefront, Lake View, No Back Lane, Shopping Nearby	Country Residence, Vegetable Garden, Landscaped patio, No
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Well	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,767.69/2024	\$3,674.15/ 24	\$3,540.00/ 24
<b>List Price</b>	\$649,900	\$729,900	\$399,900
<b>List Price/SF</b>	\$282.57	\$421.91	\$327.79
<b>Sold Price</b>	\$665,000	\$720,000	\$460,000
<b>Sold Price/SF</b>	\$289.13	\$416.18	\$377.05
<b>Sell/List Ratio</b>	102.3%	98.6%	115.0%
<b>DOM</b>	8	32	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503380	202503254	202503102
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/Pritchard Farm
<b>Address</b>	403 GLENWAY Avenue	2421 McGregor Farm Road	137 EAGLE CREEK Drive
<b>City</b>	Winnipeg	East St Paul	East St Paul
<b>Age/Yr Built</b>	/ 2016	OL / 2015	/ 2001
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1634 SF	1630 SF	1786 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stone, Vinyl	Stucco
<b>Fireplace(s)</b>	Brick Facing	Free-standing, Glass Door	Other - See remarks
<b>Fireplace Fuel</b>	Gas	Electric, Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Furnace, Other remarks, Roof Cover
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, Hot Tub, Laundry - Main Floor,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener
<b>Parking</b>	Double Attached	Triple Attached, Front & Rear Drive Access, Garage door	Triple Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	56 SF	150 SF	92 SF
<b>Depth</b>		620 SF	228 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Golf Nearby, Landscaped deck, Private Yard,	Fenced, Landscaped deck
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Well	Municipal/Community
<b>Sewer</b>	Municipal/Community	Holding Tank, See remarks	Municipal/Community
<b>Gross Tax</b>	\$4,358.73/ 21	\$5,123.68/ 24	\$5,239.32/2024
<b>List Price</b>	\$649,900	\$799,900	\$749,900
<b>List Price/SF</b>	\$397.74	\$490.74	\$419.88
<b>Sold Price</b>	\$667,000	\$775,000	\$850,000
<b>Sold Price/SF</b>	\$408.20	\$475.46	\$475.92
<b>Sell/List Ratio</b>	102.6%	96.9%	113.3%
<b>DOM</b>	7	7	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502584	202502268	202501664
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/East St Paul
<b>Address</b>	11 ORKNEY Place	272 SADDLERIDGE Lane	1700 Bray Road W
<b>City</b>	East St Paul	Winnipeg	East St Paul
<b>Age/Yr Built</b>	OL / 1985	OL / 2016	/ 2019
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Raised Bungalow	Bungalow
<b>Living Area</b>	1810 SF	1970 SF	2784 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 4 TBD: 5	BDA: 2 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 4 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Concrete	
<b>Exterior</b>	Brick, Stucco	Brick, Stone, Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Other - See remarks		Glass Door, Other - See remarks
<b>Fireplace Fuel</b>	Gas		Electric, Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile	See remarks, Tile, Wood	Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Flooring, Furnace, Other	Other remarks	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Triple Attached	Triple Attached	Triple Attached, Insulated, Oversized
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	80 SF	117 SF	
<b>Depth</b>	206 SF		
<b>Site Influence</b>	Cul-De-Sac, Fenced, Landscaped patio,	Corner, Fenced, Landscaped deck, Other/remarks, Private	Country Residence, Fruit Trees/Shrubs, Golf Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Municipal/Community, Well	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Septic Tank & Field
<b>Gross Tax</b>	\$4,365.85/ 23	\$7,237.00/ 21	\$8,064.69/2024
<b>List Price</b>	\$649,900	\$1,179,000	\$1,299,900
<b>List Price/SF</b>	\$359.06	\$598.48	\$466.92
<b>Sold Price</b>	\$631,500	\$1,203,759	\$1,275,000
<b>Sold Price/SF</b>	\$348.90	\$611.05	\$457.97
<b>Sell/List Ratio</b>	97.2%	102.1%	98.1%
<b>DOM</b>	30	3	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501913	202502100	202501479
<b>Area/Neighbr</b>	3P/Pritchard Farm	3P/East St Paul	3P/East St Paul
<b>Address</b>	700 Pritchard Farm Road	32 WOODSTONE Drive	1015 HIGHLAND PARK Drive
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	/ 1974	OL / 2003	/ 1991
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	2240 SF	1675 SF	3279 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick, Stucco, Vinyl	Brick, Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Glass Door	Brick Facing	Glass Door
<b>Fireplace Fuel</b>	Wood	Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Wood/shingles
<b>Remodelled</b>			
<b>Features</b>	Deck, Main floor full bathroom, No Smoking Home, Sump Pump	Air Conditioning-Central, Closet Organizers, Deck, Laundry -	Air Conditioning-Central, Bar wet, Cook Top, Deck, Garburator, Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door
<b>Parking</b>	Double Attached, Front Drive Access, Heated, Insulated,	Triple Attached, Oversized	Triple Attached
<b>Lot Shape</b>			
<b>Frontage</b>	99 SF	81 SF	0 SF
<b>Depth</b>	233 SF		
<b>Site Influence</b>	Landscape, Landscaped deck	Landscape, Landscaped deck, Landscaped patio, Paved Street,	Fenced, Landscape, Landscaped deck, Landscaped patio, Private
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Electric	Natural gas
<b>Water</b>	Well	Municipal/Community	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,792.47/ 24	\$4,857.50/ 21	\$8,969.85/ 24
<b>List Price</b>	\$599,900	\$849,900	\$1,349,900
<b>List Price/SF</b>	\$267.81	\$507.40	\$411.68
<b>Sold Price</b>	\$565,000	\$849,900	\$1,240,000
<b>Sold Price/SF</b>	\$252.23	\$507.40	\$378.16
<b>Sell/List Ratio</b>	94.2%	100.0%	91.9%
<b>DOM</b>	7	7	32



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500652	202501425	202500977
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/Birds Hill Town
<b>Address</b>	201 Saddleridge Lane	53 Benham Way	54 Neyedli Drive
<b>City</b>	Birds Hill	East St Paul	Birds Hill
<b>Age/Yr Built</b>	OL / 2020	OL / 1999	/ 2013
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	2080 SF	2330 SF	2685 SF
<b>Fin Basement</b>	0.00 M2/0 SF	185.81 M2/2,000 SF	195.84 M2/2,108 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 4 HB: 0 EN: Y
<b>Basement</b>	Full, Walkout	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco, Wood Siding	Brick, Stucco	Metal, Wood Siding
<b>Fireplace(s)</b>	Insert	Glass Door	Double-sided, Tile Facing
<b>Fireplace Fuel</b>	Gas	Gas	Gas
<b>Flooring</b>	Vinyl Plank	Wall-to-wall carpet, Laminate, Wood	Cork, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Bitumen
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, Laundry - Main Floor, Oven built in, Pool,
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Garage door
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Triple Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Reverse Pie	Normal	
<b>Frontage</b>	105 SF	0 SF	
<b>Depth</b>			
<b>Site Influence</b>	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Lake View,	Country Residence, Fenced, Landscape, Landscaped deck,	Low maintenance landscaped, Landscaped deck, Landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Well	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,155.11/ 24	\$5,928.19/2021	\$11,922.86/2024
<b>List Price</b>	\$964,900	\$929,900	\$999,999
<b>List Price/SF</b>	\$463.89	\$399.10	\$372.44
<b>Sold Price</b>	\$920,000	\$930,000	\$1,396,500
<b>Sold Price/SF</b>	\$442.31	\$399.14	\$520.11
<b>Sell/List Ratio</b>	95.3%	100.0%	139.7%
<b>DOM</b>	36	2	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500777	202500910	202500770
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/East St Paul
<b>Address</b>	2685 Henderson Highway	2703 Henderson Highway	120 ELLIOT Road
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	OL / 1962	OL /	OL / 1973
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-Multi Level	One and a Half	Bungalow
<b>Living Area</b>	1250 SF	877 SF	1534 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Wood Siding	Stucco	Brick, Stucco, Wood Siding
<b>Fireplace(s)</b>			Brick Facing, Glass Door
<b>Fireplace Fuel</b>			Gas, Wood
<b>Flooring</b>	Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Flooring, Furnace, Kitchen
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace	Deck, Main floor full bathroom, No Smoking Home, Sump Pump	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Alarm system, Dryer, Garage door opener, Garage door opener	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Multiple Detached, Front Drive Access	Double Detached	Double Attached, Single Detached, Front Drive Access,
<b>Lot Shape</b>			Normal
<b>Frontage</b>	70 SF	98 SF	137 SF
<b>Depth</b>	513 SF	515 SF	159 SF
<b>Site Influence</b>	Corner, Country Residence, No Back Lane, Other/remarks,	Country Residence, Landscaped deck, Paved Street, Shopping	Landscaped patio, Paved Street, Playground Nearby, Private
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Well	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,873.21/2024	\$3,031.58/ 21	\$3,848.03/2024
<b>List Price</b>	\$419,900	\$399,000	\$549,900
<b>List Price/SF</b>	\$335.92	\$454.96	\$358.47
<b>Sold Price</b>	\$504,000	\$392,000	\$610,000
<b>Sold Price/SF</b>	\$403.20	\$446.98	\$397.65
<b>Sell/List Ratio</b>	120.0%	98.2%	110.9%
<b>DOM</b>	2	21	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500486	202500220	202427960
<b>Area/Neighbr</b>	3P/East St Paul	3P/Birds Hill Town	3P/Birds Hill Town
<b>Address</b>	2073 CORONATION Road	2050 Roseneath Avenue	33 Will's Way
<b>City</b>	East St Paul	Birds Hill	East St Paul
<b>Age/Yr Built</b>	/ 1991	OL /	/ 2024
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Raised Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1404 SF	1080 SF	2077 SF
<b>Fin Basement</b>	100.24 M2/1,079 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	3/4	Full	Full
<b>Construction</b>	Brick		Wood Frame
<b>Exterior</b>	Brick & Siding	Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Glass Door		
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Piled, Preserved Wood	Concrete	Concrete, Piled
<b>Roof</b>	Wood/shingles	Shingle	Shingle
<b>Remodelled</b>	Flooring, Roof Coverings, Windows		
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Deck, Laundry - Main Floor,	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Vacuum	
<b>Parking</b>	Double Attached	Double Detached	Double Attached, Front Drive Access, Garage door opener, Normal
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	70 SF	24 SF
<b>Depth</b>			144 SF
<b>Site Influence</b>	Landscaped deck	Paved Street, Shopping Nearby, Treed Lot	Corner, Fenced, Landscaped deck, No Back Lane, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Electric
<b>Water</b>	Well	Well	Municipal/Community
<b>Sewer</b>	Septic Tank & Field	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,347.75/2024	\$3,006.15/2024	\$0.00/ 24
<b>List Price</b>	\$599,900	\$489,000	\$673,821
<b>List Price/SF</b>	\$427.28	\$452.78	\$324.42
<b>Sold Price</b>	\$580,000	\$460,000	\$660,000
<b>Sold Price/SF</b>	\$413.11	\$425.93	\$317.77
<b>Sell/List Ratio</b>	96.7%	94.1%	97.9%
<b>DOM</b>	90	11	27



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426712	202425597	202424232
<b>Area/Neighbr</b>	3P/East St Paul	3P/Silver Fox Estates	3P/Pritchard Farm
<b>Address</b>	3501 Henderson Highway	6 RIDGEVIEW Place	14 OLD ORCHARD Road
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	OL / 1973	OL / 1991	OL / 1998
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	2433 SF	2652 SF	2180 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	37.16 M2/400 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 4 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Brick, Stucco, Wood Siding	Brick, Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Brick Facing, Other - See remarks, S	Brick Facing	Brick Facing
<b>Fireplace Fuel</b>	Gas	Gas, Wood	Gas
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Wood	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings		
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,		
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
<b>Parking</b>	Double Attached	Triple Attached	Triple Attached
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	81 SF	86 SF
<b>Depth</b>			
<b>Site Influence</b>	Country Residence, Fenced, Private Setting, Private Yard,	Lakefront, Landscaped deck, Playground Nearby	Creek, Landscaped deck, Private Setting, View
<b>Heating</b>	Forced Air	Forced Air	Forced Air, See remarks
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Well	Well	Municipal/Community
<b>Sewer</b>	Septic Tank & Field	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,453.93/ 21	\$5,497.69/2024	\$3,726.00/ 24
<b>List Price</b>	\$699,900	\$829,799	\$799,900
<b>List Price/SF</b>	\$287.67	\$312.90	\$366.93
<b>Sold Price</b>	\$680,000	\$797,850	\$760,000
<b>Sold Price/SF</b>	\$279.49	\$300.85	\$348.62
<b>Sell/List Ratio</b>	97.2%	96.1%	95.0%
<b>DOM</b>	51	48	73



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202424217	202424081	202424099
<b>Area/Neighbr</b>	3P/East St Paul	3P/East St Paul	3P/East St Paul
<b>Address</b>	6 HIGH MEADOW Drive	1965 HODDINOTT Road	400 Wallace Avenue
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	/ 2010	/ 2019	/ 1967
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Raised Bungalow	Bungalow
<b>Living Area</b>	4300 SF	1822 SF	1165 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 2 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 5 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Composite, Stone	Stucco
<b>Fireplace(s)</b>	Other - See remarks	Tile Facing	
<b>Fireplace Fuel</b>	Electric	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Metal
<b>Remodelled</b>			Exterior, Kitchen, Roof Coverings, W
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator,	Deck, Sump Pump, Workshop
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
<b>Parking</b>	Triple Attached, Front Drive Access, Heated	Triple Attached, Garage door opener, Heated, Insulated garage	Multiple Detached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF		99 SF
<b>Depth</b>			335 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Landscape, Landscaped deck,	Fenced, Landscaped deck, Paved Street, Shopping Nearby	Landscaped deck, No Back Lane, Paved Street
<b>Heating</b>	Geo-Thermal	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$11,735.75/ 24	\$6,492.56/ 21	\$3,276.60/ 24
<b>List Price</b>	\$2,299,900	\$849,900	\$469,900
<b>List Price/SF</b>	\$534.86	\$466.47	\$403.35
<b>Sold Price</b>	\$1,925,000	\$830,000	\$450,000
<b>Sold Price/SF</b>	\$447.67	\$455.54	\$386.27
<b>Sell/List Ratio</b>	83.7%	97.7%	95.8%
<b>DOM</b>	106	186	91



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202422390	202415368	202509543
<b>Area/Neighbr</b>	3P/Birds Hill Town	3P/East St Paul	3P/Pritchard Farm
<b>Address</b>	2000 Burton Avenue	8 Glenwood Way	43 HIGH MEADOW Drive
<b>City</b>	East St Paul	East St Paul	East St Paul
<b>Age/Yr Built</b>	TB / 2025	/ 2005	/ 2008
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1404 SF	3300 SF	2019 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 5	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Other-Remarks, Stucco	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Insert	Tile Facing	
<b>Fireplace Fuel</b>	Electric	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Bar wet, Deck, Hood Fan, Laundry - Main	Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Garage door opener, Garage door opener remote(s)	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener remote(s), Microwave,
<b>Parking</b>	Double Attached, Garage door opener, Insulated garage door,	Triple Attached, Front Drive Access	Triple Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	52 SF	48 SF	100 SF
<b>Depth</b>	150 SF		179 SF
<b>Site Influence</b>	Flat Site, Golf Nearby, Playground Nearby, Shopping	Fenced, Landscaped deck, Landscaped patio, No Back Lane	Fenced, Landscaped deck, Landscaped patio, Treed Lot
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$7,438.25/2021	\$0.00/2025
<b>List Price</b>	\$649,900	\$1,299,900	\$1,180,000
<b>List Price/SF</b>	\$462.89	\$393.91	\$584.45
<b>Sold Price</b>	\$685,000	\$1,189,000	\$1,180,000
<b>Sold Price/SF</b>	\$487.89	\$360.30	\$584.45
<b>Sell/List Ratio</b>	105.4%	91.5%	100.0%
<b>DOM</b>	153	176	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509145	202512947	202511195
<b>Area/Neighbr</b>	3P/Birds Hill Town	4A/North End	4A/North End
<b>Address</b>	3980 REBECK Road	482 College Avenue	231 Selkirk Avenue
<b>City</b>	East St Paul	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2015	OL / 2014	OL / 1906
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1915 SF	1362 SF	1238 SF
<b>Fin Basement</b>	0.00 M2/0 SF	55.74 M2/600 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full, See remarks
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco	Stucco	Stucco
<b>Fireplace(s)</b>	Brick Facing		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete, See remarks
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Heat recovery ventilator, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,
<b>Gds Included</b>	Bar Fridge, Blinds, Dishwasher, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Stoves - Two, Washer	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
<b>Parking</b>	Triple Attached	No Garage	Single Detached, Garage door opener, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	0 SF		
<b>Depth</b>	0 SF		
<b>Site Influence</b>	Country Residence, Vegetable Garden, Landscaped deck,	Fenced, Flat Site, Paved Lane, Paved Street	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Well	Municipal/Community	Municipal/Community
<b>Sewer</b>	Holding Tank	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,387.62/ 24	\$2,863.02/2024	\$1,703.82/ 24
<b>List Price</b>	\$899,900	\$309,000	\$159,900
<b>List Price/SF</b>	\$469.92	\$226.87	\$129.16
<b>Sold Price</b>	\$900,000	\$290,000	\$155,000
<b>Sold Price/SF</b>	\$469.97	\$212.92	\$125.20
<b>Sell/List Ratio</b>	100.0%	93.9%	96.9%
<b>DOM</b>	0	2	1



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510802	202510187	202509953
<b>Area/Neighbr</b>	4A/North End	4A/Point Douglas	4A/North End
<b>Address</b>	299 Redwood Avenue	610 Redwood Avenue	294 Charles Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	OL / 1912	OL / 1909
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Two Storey
<b>Living Area</b>	1000 SF	1020 SF	1425 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 0 TBD: 0
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 0 HB: 0 EN: N
<b>Basement</b>	Crawl space	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Wall-to-wall carpet, Laminate	See remarks
<b>Foundation</b>	See remarks	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings	Addition, Basement, Bathroom, Com	
<b>Features</b>		Deck, Sunroom	
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer	
<b>Parking</b>	Single Detached, Rear Drive Access	Single Detached	Parking Pad
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	25 SF	0 SF
<b>Depth</b>	0 SF	135 SF	0 SF
<b>Site Influence</b>	Fenced, Flat Site, Back Lane, Paved Street	Fenced, Back Lane, Landscaped deck, Paved Street, Private Yard, Baseboard, Forced Air	Fenced, Landscaped deck, No Back Lane, Public Transportation
<b>Heating</b>	Forced Air	Natural gas	None
<b>Heating Fuel</b>	Natural gas	Natural gas	None
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,150.00/2024	\$2,327.21/ 24	\$2,097.27/ 24
<b>List Price</b>	\$67,000	\$189,900	\$69,900
<b>List Price/SF</b>	\$67.00	\$186.18	\$49.05
<b>Sold Price</b>	\$65,500	\$189,900	\$55,000
<b>Sold Price/SF</b>	\$65.50	\$186.18	\$38.60
<b>Sell/List Ratio</b>	97.8%	100.0%	78.7%
<b>DOM</b>	5	6	3



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509589	202509804	202508887
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	650 College Avenue	265 Boyd Avenue	375 Magnus Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	/ 1901	OL / 2017
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Cab-Over
<b>Living Area</b>	1439 SF	803 SF	1112 SF
<b>Fin Basement</b>	0.00 M2/0 SF	59.46 M2/640 SF	
<b>Bedrooms</b>	BDA: 5 TBD: 6	BDA: 2 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full, See remarks	Full
<b>Construction</b>			
<b>Exterior</b>	Vinyl, Wood Siding	Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl F	Laminate
<b>Foundation</b>	Concrete	Concrete, Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Furnace, Kitchen		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, Hood Fan, Main floor full	
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer		
<b>Parking</b>	Single Detached, Rear Drive Access	Rear Drive Access	Single Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	25 SF	25 SF	0 SF
<b>Depth</b>	91 SF	91 SF	0 SF
<b>Site Influence</b>	Paved Lane, Paved Street, Playground Nearby, Private Yard,	Fenced, Paved Lane, Shopping Nearby, Public Transportation	Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	See remarks
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,065.47/ 24	\$1,970.29/ 24	\$3,346.51/ 24
<b>List Price</b>	\$219,900	\$164,900	\$154,000
<b>List Price/SF</b>	\$152.81	\$205.35	\$138.49
<b>Sold Price</b>	\$220,000	\$160,000	\$142,500
<b>Sold Price/SF</b>	\$152.88	\$199.25	\$128.15
<b>Sell/List Ratio</b>	100.0%	97.0%	92.5%
<b>DOM</b>	17	6	20



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506525	202508181	202508153
<b>Area/Neighbr</b>	4A/North End	4A/Point Douglas	4A/North End
<b>Address</b>	571 Aberdeen Avenue	91 Granville Street	846 Selkirk Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1905	OL / 1946	OL / 1911
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Two Storey
<b>Living Area</b>	1050 SF	1021 SF	1052 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Partial	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Tile, Vinyl
<b>Foundation</b>	Stone	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Dog run fenced in, High-Efficiency		
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer		
<b>Parking</b>	Rear Drive Access	Single Detached, Front Drive Access, Paved Driveway	Parking Pad, Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	41 SF	
<b>Depth</b>	0 SF	96 SF	0 SF
<b>Site Influence</b>	Fenced, Public Transportation	Landscaped patio, No Back Lane, Paved Street, Playground	Fenced, Back Lane, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,613.36/2024	\$2,094.77/ 24	\$1,630.24/2024
<b>List Price</b>	\$169,900	\$199,999	\$119,000
<b>List Price/SF</b>	\$161.81	\$195.89	\$113.12
<b>Sold Price</b>	\$165,000	\$235,000	\$110,000
<b>Sold Price/SF</b>	\$157.14	\$230.17	\$104.56
<b>Sell/List Ratio</b>	97.1%	117.5%	92.4%
<b>DOM</b>	16	4	53



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507691	202507278	202506621
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	108 Powers Street	189 Andrews Street	519 Magnus Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1902	OL / 1906	OL / 1977
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Two Storey
<b>Living Area</b>	672 SF	1088 SF	1097 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Half basement	Full	Full
<b>Construction</b>	Not known		
<b>Exterior</b>	Stucco, Wood Siding	Stone, Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace		
<b>Features</b>	Workshop	Air Conditioning-Central, Main floor full bathroom	
<b>Gds Included</b>	Dryer, Freezer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Tandem Garage	None	Carport, Front Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	37 SF	21 SF	25 SF
<b>Depth</b>	49 SF	66 SF	0 SF
<b>Site Influence</b>	Fenced, Paved Lane, Low maintenance landscaped,	Fenced	Fenced, No Back Lane, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Baseboard
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,091.80/2025	\$1,656.61/ 24	\$1,327.30/ 24
<b>List Price</b>	\$99,000	\$129,900	\$75,000
<b>List Price/SF</b>	\$147.32	\$119.39	\$68.37
<b>Sold Price</b>	\$99,000	\$115,277	\$54,175
<b>Sold Price/SF</b>	\$147.32	\$105.95	\$49.38
<b>Sell/List Ratio</b>	100.0%	88.7%	72.2%
<b>DOM</b>	3	34	48



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505886	202506034	202504043
<b>Area/Neighbr</b>	4A/Point Douglas	4A/North End	4A/North End
<b>Address</b>	159 Annabella Street	772 Stella Avenue	844 Flora Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1907	OL / 1905	OL / 2017
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Bungalow	Bi-Level
<b>Living Area</b>	1250 SF	513 SF	970 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	81.57 M2/878 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 5
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Vinyl	Aluminum Siding	Stucco, Vinyl
<b>Fireplace(s)</b>			Other - See remarks
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Stone	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Furnace, Other remarks, W		
<b>Features</b>	Air Conditioning-Central, Deck		Air Conditioning-Central, Bar dry, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Blinds, Refrigerator, Stove	Refrigerator	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Carport, Paved Driveway
<b>Parking</b>	Rear Drive Access	Single Detached	
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	22 SF	25 SF
<b>Depth</b>	0 SF		148 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Park/reserve, Paved Street,	Fenced, Back Lane, Public Transportation	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Baseboard	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,255.24/2024	\$1,095.79/2024	\$3,075.36/2024
<b>List Price</b>	\$179,900	\$99,900	\$384,900
<b>List Price/SF</b>	\$143.92	\$194.74	\$396.80
<b>Sold Price</b>	\$170,000	\$85,000	\$380,000
<b>Sold Price/SF</b>	\$136.00	\$165.69	\$391.75
<b>Sell/List Ratio</b>	94.5%	85.1%	98.7%
<b>DOM</b>	65	22	15



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505171	202504981	202504923
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	253 Magnus Avenue	506 Pritchard Avenue	540 Redwood Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1905	/ 1905	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two and a Half	One and a Half	One and a Half
<b>Living Area</b>	1296 SF	1192 SF	725 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	3/4	Partial	Full
<b>Construction</b>			
<b>Exterior</b>	Vinyl	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Laminate, Vinyl	Laminate, Tile
<b>Foundation</b>	Block, Stone	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Furnace, Roof Coverings	Furnace, Other remarks, Roof Cover
<b>Features</b>	High-Efficiency Furnace	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer, Window Coverings
<b>Parking</b>	Single Detached	Parking Pad, Rear Drive Access	Parking Pad
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	33 SF	33 SF	0 SF
<b>Depth</b>	0 SF	105 SF	0 SF
<b>Site Influence</b>	Shopping Nearby, Public Transportation	Fenced	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,347.72/ 24	\$1,621.37/2024	\$1,431.01/2024
<b>List Price</b>	\$99,900	\$99,900	\$149,900
<b>List Price/SF</b>	\$77.08	\$83.81	\$206.76
<b>Sold Price</b>	\$87,500	\$92,500	\$145,000
<b>Sold Price/SF</b>	\$67.52	\$77.60	\$200.00
<b>Sell/List Ratio</b>	87.6%	92.6%	96.7%
<b>DOM</b>	8	40	58



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504590	202504296	202504613
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	465 Pritchard Avenue	698 College Avenue	286 Powers Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2017	OL / 1912	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Two Storey
<b>Living Area</b>	1017 SF	595 SF	1160 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 1 TBD: 1	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>	Concrete, Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Vinyl, Wood	Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Furnace, Partly	
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator, Main floor full	High-Efficiency Furnace, Laundry - Main Floor, Main floor full	
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Window Coverings	
<b>Parking</b>	Single Detached	None	Unpaved Driveway
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	33 SF	24 SF	31 SF
<b>Depth</b>		91 SF	66 SF
<b>Site Influence</b>	Fenced, Vegetable Garden, Back Lane, Low maintenance	Fenced, Back Lane, Paved Street, Public Transportation	Corner, Fenced, Paved Lane, Landscaped deck, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,298.58/2024	\$1,073.99/ 24	\$224,004.00/ 24
<b>List Price</b>	\$314,900	\$110,000	\$174,900
<b>List Price/SF</b>	\$309.64	\$184.87	\$150.78
<b>Sold Price</b>	\$306,500	\$98,000	\$172,500
<b>Sold Price/SF</b>	\$301.38	\$164.71	\$148.71
<b>Sell/List Ratio</b>	97.3%	89.1%	98.6%
<b>DOM</b>	4	5	45



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504243	202503797	202503689
<b>Area/Neighbr</b>	4A/Point Douglas	4A/North End	4A/Point Douglas
<b>Address</b>	161 Burrows Avenue	832 Redwood Avenue	164 Alfred Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1905	OL / 1911	OL / 1901
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1624 SF	1170 SF	682 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Brick
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Laminate	Laminate
<b>Foundation</b>	Stone	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Electrical, Kitchen, Plumbing, Roof C		Electrical, Furnace, Other remarks, \
<b>Features</b>	Air conditioning wall unit, Deck, Hood Fan, Laundry - Main Floor,		Main floor full bathroom, No Smoking Home, Porch, Security
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Microwave, Stove, Washer,	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Carport	Single Detached	Double Detached, Garage door opener, Insulated, Rear Drive
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	33 SF	25 SF	0 SF
<b>Depth</b>	91 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Street	Public Transportation	Back Lane, Shopping Nearby
<b>Heating</b>	Hot Water	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,525.58/2024	\$1,958.38/2024	\$1,542.98/2024
<b>List Price</b>	\$224,900	\$164,900	\$174,900
<b>List Price/SF</b>	\$138.49	\$140.94	\$256.45
<b>Sold Price</b>	\$220,000	\$159,000	\$159,000
<b>Sold Price/SF</b>	\$135.47	\$135.90	\$233.14
<b>Sell/List Ratio</b>	97.8%	96.4%	90.9%
<b>DOM</b>	23	54	34



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503117	202502979	202503031
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	674 Alfred Avenue	462 Dufferin Avenue	362 College Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1909	OL / 1904	OL / 1905
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	Two Storey
<b>Living Area</b>	896 SF	1067 SF	1531 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Partial	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Vinyl	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Tile, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Stone	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Deck	Ceiling Fan, High-Efficiency Furnace, Laundry - Main Floor,	Air Conditioning-Central, High-Efficiency Furnace, Hood Refrigerator, Stove
<b>Gds Included</b>	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer,		
<b>Parking</b>	Single Detached	Rear Drive Access	Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	0 SF	25 SF	33 SF
<b>Depth</b>	0 SF	99 SF	0 SF
<b>Site Influence</b>	Back Lane, Playground Nearby, Shopping Nearby, Public	Public Transportation	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,204.95/ 24	\$1,043.67/ 24	\$1,918.80/2024
<b>List Price</b>	\$92,900	\$79,900	\$149,900
<b>List Price/SF</b>	\$103.68	\$74.88	\$97.91
<b>Sold Price</b>	\$93,000	\$74,500	\$125,000
<b>Sold Price/SF</b>	\$103.79	\$69.82	\$81.65
<b>Sell/List Ratio</b>	100.1%	93.2%	83.4%
<b>DOM</b>	15	65	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502993	202502690	202502524
<b>Area/Neighbr</b>	4A/Point Douglas	4A/North End	4A/North End
<b>Address</b>	144 Lorne Avenue	568 Boyd Avenue	718 Boyd Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1904	/ 1926	OL / 1915
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	One and a Half	One and a Half
<b>Living Area</b>	1502 SF	1036 SF	640 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 6 TBD: 6	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Half basement	Full	3/4
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Laminate, Vinyl, Wood	Vinyl
<b>Foundation</b>	Not known	Stone	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main Dishwasher, Dryer, Refrigerator, Stove, Washer		
<b>Gds Included</b>	Dryer, Refrigerator, Stove		
<b>Parking</b>	No Garage, Rear Drive Access	Parking Pad, Rear Drive Access	No Garage
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	0 SF	25 SF	
<b>Depth</b>	0 SF	91 SF	
<b>Site Influence</b>	Fenced, Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Street, Playground Nearby,	Back Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,228.74/ 24	\$1,835.52/2024	\$1,446.79/2024
<b>List Price</b>	\$149,000	\$159,900	\$84,900
<b>List Price/SF</b>	\$99.20	\$154.34	\$132.66
<b>Sold Price</b>	\$149,000	\$150,000	\$70,000
<b>Sold Price/SF</b>	\$99.20	\$144.79	\$109.38
<b>Sell/List Ratio</b>	100.0%	93.8%	82.4%
<b>DOM</b>	36	46	22



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502012	202428273	202428275
<b>Area/Neighbr</b>	4A/Point Douglas	4A/North End	4A/North End
<b>Address</b>	90 Lusted Avenue	274 Redwood Avenue	435 Alfred Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1929	OL / 1899	OL / 2021
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	Cab-Over
<b>Living Area</b>	1584 SF	1224 SF	1118 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl	Laminate
<b>Foundation</b>	Concrete	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Electrical, Furnace, Insulation, Pluml	Furnace	
<b>Features</b>	Deck, High-Efficiency Furnace, Main floor full bathroom, No	High-Efficiency Furnace	
<b>Gds Included</b>	Blinds, Dryer, Refrigerator, Stove, Washer, Window	Dryer, Refrigerator, Stove, Window A/C Unit	
<b>Parking</b>	Front Drive Access	Parking Pad	Single Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	0 SF	33 SF	33 SF
<b>Depth</b>	0 SF	98 SF	98 SF
<b>Site Influence</b>	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Shopping Nearby, Public Transportation	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,465.00/ 24	\$0.00/2025	\$3,287.03/ 24
<b>List Price</b>	\$274,900	\$99,900	\$199,900
<b>List Price/SF</b>	\$173.55	\$81.62	\$178.80
<b>Sold Price</b>	\$265,000	\$87,500	\$169,000
<b>Sold Price/SF</b>	\$167.30	\$71.49	\$151.16
<b>Sell/List Ratio</b>	96.4%	87.6%	84.5%
<b>DOM</b>	8	13	31



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428367	202428374	202428075
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	537 Manitoba Avenue	770 Stella Avenue	507 Burrows Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1905	/ 1946	OL / 1986
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Bi-Level
<b>Living Area</b>	928 SF	1039 SF	812 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Half basement	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Metal, Stucco	Stucco	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl	See remarks
<b>Foundation</b>	Concrete	Concrete	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Main floor full bathroom		
<b>Gds Included</b>			
<b>Parking</b>	Rear Drive Access	No Garage, Rear Drive Access	None
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	33 SF	27 SF	33 SF
<b>Depth</b>	107 SF	149 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Street	Fenced, Flat Site, Back Lane, Public Transportation	Flat Site
<b>Heating</b>	Forced Air	Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	See remarks
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,323.92/ 24	\$1,698.64/2024	\$2,132.96/ 24
<b>List Price</b>	\$115,000	\$99,900	\$69,900
<b>List Price/SF</b>	\$123.92	\$96.15	\$86.08
<b>Sold Price</b>	\$106,000	\$80,000	\$37,000
<b>Sold Price/SF</b>	\$114.22	\$77.00	\$45.57
<b>Sell/List Ratio</b>	92.2%	80.1%	52.9%
<b>DOM</b>	22	25	2



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427901	202427010	202426756
<b>Area/Neighbr</b>	4A/Point Douglas	4A/North End	4A/North End
<b>Address</b>	163 McFarlane Street	461 Redwood Avenue	339 Boyd Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1908	/ 2023	OL / 1903
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	Bi-Level	Two and a Half
<b>Living Area</b>	1425 SF	1086 SF	1932 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 6 TBD: 6
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	See remarks	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Vinyl	Stone, Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Laminate, Vinyl	Vinyl
<b>Foundation</b>	See remarks	Concrete	Concrete, Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Completely, Electrical, Ex		Garage, Partly, Roof Coverings
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Heat recovery ventilator, High-Efficiency Furnace, No Pet	Air conditioning wall unit, No Pet Home, No Smoking Home
<b>Gds Included</b>			Refrigerator, Stove, Window Coverings
<b>Parking</b>	Single Detached	Other remarks	Single Detached, Double Detached, Plug-In, Recreational
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	33 SF	33 SF	66 SF
<b>Depth</b>	116 SF	0 SF	0 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Paved Street, Playground Nearby,	Back Lane, Paved Lane, Shopping Nearby	Fenced, Flat Site, Back Lane, Landscape, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,144.86/2024	\$0.00/2024	\$1,577.07/2023
<b>List Price</b>	\$219,900	\$299,900	\$185,000
<b>List Price/SF</b>	\$154.32	\$276.15	\$95.76
<b>Sold Price</b>	\$215,000	\$299,900	\$185,000
<b>Sold Price/SF</b>	\$150.88	\$276.15	\$95.76
<b>Sell/List Ratio</b>	97.8%	100.0%	100.0%
<b>DOM</b>	9	65	50



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426453	202426362	202425639
<b>Area/Neighbr</b>	4A/North End	4A/North End	4A/North End
<b>Address</b>	655 Alfred Avenue	455 Aberdeen Avenue	707 Selkirk Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1907	OL / 1907	/ 2024
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	One and a Half	Bi-Level
<b>Living Area</b>	1000 SF	1050 SF	1075 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: Y
<b>Basement</b>	Partial	Half basement	Full
<b>Construction</b>			
<b>Exterior</b>	Wood Siding	Vinyl, Wood Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Tile	Laminate	Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>		Main floor full bathroom	Sump Pump
<b>Gds Included</b>		Refrigerator, Stove	
<b>Parking</b>	Single Detached	Rear Drive Access	No Garage, Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	25 SF		
<b>Depth</b>	119 SF		
<b>Site Influence</b>	Fenced, Landscaped deck, Playground Nearby, Public	Back Lane, Paved Street, Playground Nearby, Shopping	Fenced, Back Lane, Low maintenance landscaped
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,335.83/2023	\$1,208.84/2024	\$738.00/2024
<b>List Price</b>	\$99,800	\$109,900	\$324,900
<b>List Price/SF</b>	\$99.80	\$104.67	\$302.23
<b>Sold Price</b>	\$93,500	\$102,000	\$295,000
<b>Sold Price/SF</b>	\$93.50	\$97.14	\$274.42
<b>Sell/List Ratio</b>	93.7%	92.8%	90.8%
<b>DOM</b>	34	99	92



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202425595	202425502	202504950
<b>Area/Neighbr</b>	4A/Point Douglas	4A/North End	4A/North End
<b>Address</b>	157 Austin Street N	550 Boyd Avenue	767 Redwood Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1901	OL / 1929	OL /
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	One and a Half
<b>Living Area</b>	1000 SF	1264 SF	1237 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Vinyl	Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate	Tile, Vinyl Plank
<b>Foundation</b>	Stone	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Flooring, Furnace, Windows	Bathroom, Flooring, Furnace, Kitche
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, No	High-Efficiency Furnace, Laundry - Main Floor, Main floor full
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Microwaves - Two,	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached	No Garage	No Garage, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	33 SF	33 SF	0 SF
<b>Depth</b>	90 SF	91 SF	0 SF
<b>Site Influence</b>	Fenced, Paved Street, Shopping Nearby, Public Transportation	Fenced, Back Lane, Public Transportation	Fenced, Paved Lane, Low maintenance landscaped, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,218.24/ 24	\$2,430.40/ 24	\$1,375.41/2025
<b>List Price</b>	\$119,900	\$209,900	\$260,000
<b>List Price/SF</b>	\$119.90	\$166.06	\$210.19
<b>Sold Price</b>	\$119,900	\$198,000	\$244,000
<b>Sold Price/SF</b>	\$119.90	\$156.65	\$197.25
<b>Sell/List Ratio</b>	100.0%	94.3%	93.8%
<b>DOM</b>	48	49	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513496	202512966	202511335
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/North End
<b>Address</b>	1103 Redwood Avenue	875 Redwood Avenue	1239 Mountain Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1985	OL / 1911	/ 1955
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Other-Remarks	Bungalow
<b>Living Area</b>	870 SF	690 SF	780 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 1 TBD: 1	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding	Wood Siding	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air conditioning wall unit, Ceiling Fan, Laundry - Main Floor, No	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
<b>Gds Included</b>	Dryer, Freezer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
<b>Parking</b>	Double Detached	Carport, Plug-In, Rear Drive Access	Single Detached, Parking Pad
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	25 SF	47 SF
<b>Depth</b>	0 SF	91 SF	111 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Back Lane, Paved Street, Partially landscaped, Treed Lot	Fenced, Landscape, Landscaped patio, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,270.22/2024	\$1,438.30/2024	\$3,479.51/ 24
<b>List Price</b>	\$299,900	\$124,900	\$289,900
<b>List Price/SF</b>	\$344.71	\$181.01	\$371.67
<b>Sold Price</b>	\$299,900	\$134,875	\$285,000
<b>Sold Price/SF</b>	\$344.71	\$195.47	\$365.38
<b>Sell/List Ratio</b>	100.0%	108.0%	98.3%
<b>DOM</b>	5	7	4



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511483	202511451	202511253
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Shaugnessy Heights	4B/Shaugnessy Heights
<b>Address</b>	1111 College Avenue	1386 Manitoba Avenue	1611 Pritchard Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1929	OL / 1914	OL / 1955
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	Bungalow
<b>Living Area</b>	816 SF	960 SF	1011 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Half basement	Slab
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Aluminum Siding, Stucco, Vinyl	Wood Siding	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Cork, Vinyl
<b>Foundation</b>	Concrete	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Electrical, Flo		Roof Coverings
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main		Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener remote(s), Storage Shed,
<b>Parking</b>	Double Detached	Carport	Single Detached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	37 SF	0 SF	52 SF
<b>Depth</b>	143 SF	0 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane, Low maintenance landscaped, Paved	Fenced, Back Lane, Paved Lane, Public Transportation	Fenced, Paved Lane, Landscape, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,425.48/2024	\$1,630.20/ 24	\$2,919.38/ 24
<b>List Price</b>	\$258,888	\$174,900	\$239,900
<b>List Price/SF</b>	\$317.26	\$182.19	\$237.29
<b>Sold Price</b>	\$260,000	\$180,100	\$292,000
<b>Sold Price/SF</b>	\$318.63	\$187.60	\$288.82
<b>Sell/List Ratio</b>	100.4%	103.0%	121.7%
<b>DOM</b>	0	8	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511211	202511070	202509682
<b>Area/Neighbr</b>	4B/Shaugnessy Heights	4B/Burrows Central	4B/Burrows Central
<b>Address</b>	1060 Magnus Avenue	854 Pritchard Avenue	947 Burrows Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1911	OL / 1903	OL / 1949
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	One and a Half
<b>Living Area</b>	1000 SF	1328 SF	1188 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Half basement	Partial	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Vinyl	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile, Wood	Laminate, Vinyl
<b>Foundation</b>	See remarks	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Exterior, Kitchen
<b>Features</b>	Main floor full bathroom, No Pet Home, No Smoking Home	High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryers - Two, Garage door opener, Refrigerator, Stove,	Blinds, Dryer, Refrigerator, Stove, Washer, Window
<b>Parking</b>	Single Detached, Carport	Single Detached	Single Detached, Garage door opener, Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>			33 SF
<b>Depth</b>			0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Shopping Nearby, Public	Fenced, Back Lane	Corner, Fenced, Back Lane, Low maintenance landscaped, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,360.19/2025	\$2,105.83/2024	\$3,156.15/ 24
<b>List Price</b>	\$219,999	\$154,900	\$299,500
<b>List Price/SF</b>	\$220.00	\$116.64	\$252.10
<b>Sold Price</b>	\$205,000	\$148,000	\$299,500
<b>Sold Price/SF</b>	\$205.00	\$111.45	\$252.10
<b>Sell/List Ratio</b>	93.2%	95.5%	100.0%
<b>DOM</b>	1	14	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508502	202508368	202508323
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Shaugnessy Heights	4B/Shaugnessy Heights
<b>Address</b>	878 Magnus Avenue	1614 Manitoba Avenue	1382 magnus Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2003	OL / 1948	OL / 1948
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	One and a Half	One and a Half
<b>Living Area</b>	768 SF	980 SF	880 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Crawl space	Crawl space
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Vinyl	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Other remarks
<b>Features</b>	Central Exhaust, High-Efficiency Furnace, No Pet Home, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Dryer, Refrigerator, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Rear Drive Access	Double Detached	Double Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	33 SF	40 SF	48 SF
<b>Depth</b>	0 SF	119 SF	91 SF
<b>Site Influence</b>	Fenced, Back Lane, Landscape, Public Transportation	Fenced, Vegetable Garden, Back Lane, Landscape, Paved Street,	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,120.46/ 24	\$2,445.17/2024	\$2,689.31/2024
<b>List Price</b>	\$269,900	\$249,999	\$249,900
<b>List Price/SF</b>	\$351.43	\$255.10	\$283.98
<b>Sold Price</b>	\$300,000	\$290,000	\$280,000
<b>Sold Price/SF</b>	\$390.63	\$295.92	\$318.18
<b>Sell/List Ratio</b>	111.2%	116.0%	112.0%
<b>DOM</b>	6	10	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508362	202508360	202508243
<b>Area/Neighbr</b>	4B/Shaugnessy Heights	4B/Burrows Central	4B/Burrows Central
<b>Address</b>	956 Redwood Avenue	922 Aberdeen Avenue	955 Selkirk Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	OL / 1912	OL / 1950
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and Three Quarters	One and a Half	Bungalow
<b>Living Area</b>	1034 SF	1053 SF	730 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 1 TBD: 2	BDA: 3 TBD: 3	BDA: 0 TBD: 0
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 0 HB: 0 EN: N
<b>Basement</b>	Full	Crawl space, Half basement	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Wood Siding	Vinyl	Stucco
<b>Fireplace(s)</b>	Free-standing, Heatilator/Fan		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Tile, Wood	Wall-to-wall carpet, Laminate	See remarks
<b>Foundation</b>	Concrete	Concrete	Block
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Flooring, Kitch		
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Hood	Ceiling Fan, Closet Organizers, Laundry - Main Floor, Main floor	
<b>Gds Included</b>	Alarm system, Dryer, Fridges - Two, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	
<b>Parking</b>	Single Detached, Insulated, Oversized	No Garage, Parking Pad	Other remarks
<b>Lot Shape</b>			
<b>Frontage</b>	25 SF	33 SF	27 SF
<b>Depth</b>	131 SF	0 SF	110 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Paved Lane, Low maintenance	Fenced, Flat Site, Back Lane, Shopping Nearby, Public	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Baseboard	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,458.08/ 25	\$2,598.79/2024	\$2,189.42/2024
<b>List Price</b>	\$269,999	\$229,900	\$69,900
<b>List Price/SF</b>	\$261.12	\$218.33	\$95.75
<b>Sold Price</b>	\$265,000	\$229,900	\$53,000
<b>Sold Price/SF</b>	\$256.29	\$218.33	\$72.60
<b>Sell/List Ratio</b>	98.1%	100.0%	75.8%
<b>DOM</b>	28	23	41



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507811	202507702	202507662
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Shaugnessy Heights	4B/Burrows Central
<b>Address</b>	1160 Redwood Avenue	1165 Redwood Avenue	966 Redwood Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1931	OL / 1948	OL / 1909
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	One and Three Quarters
<b>Living Area</b>	833 SF	926 SF	828 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 1 TBD: 1	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	3/4	3/4
<b>Construction</b>	Wood Frame	Stucco	Stucco, Wood Siding
<b>Exterior</b>	Vinyl		
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Not known	Concrete	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings	Bathroom, Flooring, Furnace, Roof C	Flooring, Kitchen
<b>Features</b>	Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet	Deck, Main floor full bathroom, No Pet Home, No Smoking	Main floor full bathroom, No Pet Home, No Smoking Home,
<b>Gds Included</b>	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	
<b>Parking</b>	No Garage, Rear Drive Access	Rear Drive Access	Single Detached, Parking Pad
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	25 SF	35 SF	25 SF
<b>Depth</b>	0 SF	91 SF	133 SF
<b>Site Influence</b>	Flat Site, Landscaped deck, Paved Street, Shopping Nearby,	Back Lane, Landscape, Landscaped deck, Shopping	Fenced, Flat Site, Vegetable Garden, Back Lane, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,910.79/ 24	\$2,610.87/2024	\$1,625.00/2024
<b>List Price</b>	\$159,900	\$230,000	\$154,900
<b>List Price/SF</b>	\$191.96	\$248.38	\$187.08
<b>Sold Price</b>	\$155,000	\$230,000	\$140,000
<b>Sold Price/SF</b>	\$186.07	\$248.38	\$169.08
<b>Sell/List Ratio</b>	96.9%	100.0%	90.4%
<b>DOM</b>	14	1	28



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507534	202507069	202506924
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Shaugnessy Heights	4B/Burrows Central
<b>Address</b>	870 College Avenue	1042 COLLEGE Avenue	894 Boyd Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1913	OL / 1948	OL / 1934
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	Bungalow
<b>Living Area</b>	860 SF	993 SF	660 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	46.45 M2/500 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Crawl space, Half basement	Crawl space	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Wood Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Cork, Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl,
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring	Other remarks, Partly	Electrical, Furnace, Other remarks
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Hood Fan, Laundry - Main	Air Conditioning-Central, Laundry - Main Floor, Main floor full	Air conditioning wall unit, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>		Dryer, Washer	Dryer, Microwave, Refrigerator, Stove, Washer, Window A/C
<b>Parking</b>	Single Detached	Single Detached	Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	25 SF		0 SF
<b>Depth</b>	91 SF		0 SF
<b>Site Influence</b>	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,863.00/ 24	\$2,099.76/2024	\$2,243.92/2024
<b>List Price</b>	\$139,900	\$189,900	\$229,900
<b>List Price/SF</b>	\$162.67	\$191.24	\$348.33
<b>Sold Price</b>	\$120,000	\$200,000	\$220,000
<b>Sold Price/SF</b>	\$139.53	\$201.41	\$333.33
<b>Sell/List Ratio</b>	85.8%	105.3%	95.7%
<b>DOM</b>	18	6	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506197	202505989	202505871
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/Shaugnessy Heights
<b>Address</b>	815 Redwood Avenue	856 Manitoba Avenue	1000 College Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1940	OL / 1912	OL / 1947
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	One and a Half	One and a Half
<b>Living Area</b>	1300 SF	1200 SF	878 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Half basement	Crawl space
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Wood Siding	Aluminum Siding	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl Plank, Wood	Vinyl, Vinyl Plank	Laminate, Tile, Vinyl
<b>Foundation</b>	Concrete	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Kitchen, Roof C	Flooring	Bathroom, Electrical, Furnace, Other
<b>Features</b>	High-Efficiency Furnace, Laundry - Second Floor, Main floor full		Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
<b>Gds Included</b>			Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached	Single Detached	Single Detached, Oversized
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	50 SF	40 SF	
<b>Depth</b>	91 SF	92 SF	
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Back Lane, Paved Lane, Landscape, Paved Street	Corner, Fenced, Back Lane, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,762.71/ 24	\$2,442.29/2024	\$2,450.06/2024
<b>List Price</b>	\$139,900	\$189,900	\$229,900
<b>List Price/SF</b>	\$107.62	\$158.25	\$261.85
<b>Sold Price</b>	\$142,000	\$179,000	\$215,000
<b>Sold Price/SF</b>	\$109.23	\$149.17	\$244.87
<b>Sell/List Ratio</b>	101.5%	94.3%	93.5%
<b>DOM</b>	6	41	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503561	202505319	202505363
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Shaugnessy Heights	4B/Shaugnessy Heights
<b>Address</b>	883 COLLEGE Avenue	1282 Manitoba Avenue	1296 Selkirk Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	OL / 2010	/ 1947
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bi-Level	Bungalow
<b>Living Area</b>	956 SF	902 SF	600 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 0 TBD: 0
<b>Baths</b>	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	3/4	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Vinyl	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Laminate, Tile	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks	Basement	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood		Main floor full bathroom
<b>Gds Included</b>	Dryer, Play structure, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Window Coverings
<b>Parking</b>	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access	Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	144 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Flat Site, Back Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,957.69/ 24	\$3,444.63/2024	\$2,074.54/2024
<b>List Price</b>	\$184,900	\$384,900	\$144,900
<b>List Price/SF</b>	\$193.41	\$426.72	\$241.50
<b>Sold Price</b>	\$200,000	\$371,000	\$150,000
<b>Sold Price/SF</b>	\$209.21	\$411.31	\$250.00
<b>Sell/List Ratio</b>	108.2%	96.4%	103.5%
<b>DOM</b>	7	22	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505027	202505044	202504848
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/Shaugnessy Heights
<b>Address</b>	818 College Avenue	949 Aberdeen Avenue	1261 Manitoba Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1914	OL / 1949	OL / 1914
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	One and a Half
<b>Living Area</b>	1065 SF	1140 SF	960 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Partial
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Wood Siding	Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Stone	Concrete	See remarks
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Accessibility Features – See Remarks, Air	
<b>Gds Included</b>	Dryer, Microwave, Refrigerator, Stove, Washer	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	
<b>Parking</b>	Single Detached	Single Detached	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	25 SF	33 SF	50 SF
<b>Depth</b>	91 SF		91 SF
<b>Site Influence</b>	Fenced, Paved Lane, Paved Street, Shopping Nearby, Public	Fenced, Paved Lane, Paved Street, Playground Nearby,	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,184.44/2024	\$2,882.51/ 24	\$2,105.19/2023
<b>List Price</b>	\$199,900	\$274,900	\$199,900
<b>List Price/SF</b>	\$187.70	\$241.14	\$208.23
<b>Sold Price</b>	\$195,000	\$270,000	\$192,500
<b>Sold Price/SF</b>	\$183.10	\$236.84	\$200.52
<b>Sell/List Ratio</b>	97.5%	98.2%	96.3%
<b>DOM</b>	7	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504747	202504111	202503958
<b>Area/Neighbr</b>	4B/Shaugnessy Heights	4B/Burrows Central	4B/Burrows Central
<b>Address</b>	1200 Selkirk Avenue	1068 Selkirk Avenue	882 Magnus Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1913	OL / 1909	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	One and a Half
<b>Living Area</b>	968 SF	640 SF	1149 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 1 TBD: 1	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	3/4	Half basement	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco, Wood Siding	Vinyl, Wood Siding	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Addition, Bathroom, Flooring, Furnac		
<b>Features</b>	Ceiling Fan, Deck, Dog run fenced in, High-Efficiency		Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, Alarm system, Blinds, Dryer,
<b>Gds Included</b>	Blinds, Dishwasher, Garage door opener, Garage door opener		Garage door opener, Garage
<b>Parking</b>	Double Detached, Garage door opener, Insulated, Rear Drive	Other remarks	Single Attached, Garage door opener, Oversized, Rear Drive
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	25 SF	27 SF	0 SF
<b>Depth</b>	100 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Paved Street, Playground Nearby, Public	Fenced, No Back Lane, Public Transportation	Fenced, Flat Site, Back Lane, Park/reserve, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,577.66/2024	\$1,516.54/ 24	\$2,097.27/ 24
<b>List Price</b>	\$199,900	\$119,990	\$184,900
<b>List Price/SF</b>	\$206.51	\$187.48	\$160.92
<b>Sold Price</b>	\$187,500	\$91,000	\$190,000
<b>Sold Price/SF</b>	\$193.70	\$142.19	\$165.36
<b>Sell/List Ratio</b>	93.8%	75.8%	102.8%
<b>DOM</b>	18	86	24



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503696	202502609	202502714
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/Burrows Central
<b>Address</b>	850 Boyd Avenue	915 Redwood Avenue	842 College Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1955	OL / 1914	OL / 1918
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	One and Three Quarters
<b>Living Area</b>	600 SF	1100 SF	992 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	See remarks, Partial	Full
<b>Construction</b>			
<b>Exterior</b>	Stucco	Vinyl	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Tile, Wood
<b>Foundation</b>	Concrete	See remarks	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Exterior, Other remarks	
<b>Features</b>	Air conditioning wall unit, High-Efficiency Furnace, No Pet	Air conditioning wall unit, Laundry - Main Floor, Main floor	
<b>Gds Included</b>	Refrigerator, Stove, Window A/C Unit	Dryer, Fridges - Two, Refrigerator, Stove, Washer,	
<b>Parking</b>	Single Detached	Single Detached	Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>		0 SF	
<b>Depth</b>		0 SF	
<b>Site Influence</b>	Back Lane, Shopping Nearby	Fenced, Back Lane, Paved Lane, Paved Street	Low maintenance landscaped, Paved Street
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,922.69/ 24	\$1,637.15/2024	\$1,887.00/2025
<b>List Price</b>	\$214,900	\$149,900	\$265,000
<b>List Price/SF</b>	\$358.17	\$136.27	\$267.14
<b>Sold Price</b>	\$210,000	\$149,900	\$239,000
<b>Sold Price/SF</b>	\$350.00	\$136.27	\$240.93
<b>Sell/List Ratio</b>	97.7%	100.0%	90.2%
<b>DOM</b>	12	28	1



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501925	202501920	202501414
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/Burrows Central
<b>Address</b>	961 Pritchard Avenue	906 Mountain Avenue	832 Magnus Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1966	OL / 1913	OL / 1926
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Bungalow
<b>Living Area</b>	1232 SF	845 SF	1600 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stone, Stucco	Vinyl	Brick
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Tile, Vinyl Plank, Wood	Laminate	Vinyl
<b>Foundation</b>	Concrete	Concrete, Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Other remarks, Partly		Bathroom, Flooring, Kitchen, Roof C
<b>Features</b>	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,	Main floor full bathroom	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No
<b>Gds Included</b>	Dryer, Microwave, Refrigerator, Stove, Washer		Refrigerator, Stove
<b>Parking</b>	Single Detached	Single Detached	Single Detached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>		35 SF	
<b>Depth</b>		143 SF	
<b>Site Influence</b>	Back Lane, Playground Nearby, Shopping Nearby	Flat Site, Back Lane, Low maintenance landscaped, Paved	Corner, Fenced, Paved Lane, Playground Nearby, Private Yard, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,907.81/ 24	\$2,063.58/2024	\$3,284.68/2024
<b>List Price</b>	\$340,000	\$149,900	\$224,900
<b>List Price/SF</b>	\$275.97	\$177.40	\$140.56
<b>Sold Price</b>	\$340,000	\$135,000	\$215,000
<b>Sold Price/SF</b>	\$275.97	\$159.76	\$134.38
<b>Sell/List Ratio</b>	100.0%	90.1%	95.6%
<b>DOM</b>	33	55	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501120	202501084	202500818
<b>Area/Neighbr</b>	4B/Shaugnessy Heights	4B/Burrows Central	4B/Shaugnessy Heights
<b>Address</b>	940 Redwood Avenue	815 Redwood Avenue	1463 Pritchard Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1923	OL / 1940	OL / 1948
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Two Storey	Bungalow
<b>Living Area</b>	1131 SF	1300 SF	600 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 5 TBD: 5	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	See remarks	Full	Crawl space
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco, Wood Siding	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	See remarks	Vinyl Plank, Wood	Wall-to-wall carpet
<b>Foundation</b>	Not known	Concrete	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Roof C	
<b>Features</b>		Laundry - Second Floor, Main floor full bathroom	
<b>Gds Included</b>			
<b>Parking</b>	None	Single Detached, Parking Pad, Rear Drive Access	No Garage
<b>Lot Shape</b>			
<b>Frontage</b>	25 SF	50 SF	41 SF
<b>Depth</b>	0 SF		0 SF
<b>Site Influence</b>	Fenced	Fenced, Back Lane, Private Yard, Shopping Nearby,	Flat Site, Back Lane, Paved Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Baseboard
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,136.85/ 24	\$2,762.71/ 24	\$1,653.17/ 24
<b>List Price</b>	\$90,000	\$135,000	\$114,900
<b>List Price/SF</b>	\$79.58	\$103.85	\$191.50
<b>Sold Price</b>	\$90,000	\$141,000	\$82,500
<b>Sold Price/SF</b>	\$79.58	\$108.46	\$137.50
<b>Sell/List Ratio</b>	100.0%	104.4%	71.8%
<b>DOM</b>	0	1	2



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500681	202500544	202428085
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/Burrows Central
<b>Address</b>	856 Redwood Avenue	1092 Pritchard Avenue	983 Burrows Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1913	OL / 1915	OL / 1911
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Bungalow
<b>Living Area</b>	1270 SF	1225 SF	880 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	3/4, Full	Half basement
<b>Construction</b>	Wood Frame	Concrete, Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Vinyl
<b>Fireplace(s)</b>			Free-standing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate	Laminate, Vinyl
<b>Foundation</b>	Stone	Concrete	Block, Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Electrical, Furnace	Bathroom, Exterior, Flooring, Kitchen	
<b>Features</b>	Air Conditioning-Central, Balconies - Two, Main floor full	Air conditioning wall unit, High-Efficiency Furnace, Main	Air conditioning wall unit, Laundry - Main Floor, Main floor
<b>Gds Included</b>	Blinds, Refrigerator, Stove, Window Coverings	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Rear Drive Access	Carport, Plug-In	Double Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	25 SF	27 SF	28 SF
<b>Depth</b>	133 SF	109 SF	91 SF
<b>Site Influence</b>	Fenced, Private Yard, Shopping Nearby, Public Transportation	Fenced, Flat Site, Back Lane, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Landscaped patio, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,219.00/2023	\$2,498.49/2024	\$1,527.13/2023
<b>List Price</b>	\$167,888	\$269,000	\$149,900
<b>List Price/SF</b>	\$132.20	\$219.59	\$170.34
<b>Sold Price</b>	\$155,000	\$268,000	\$132,500
<b>Sold Price/SF</b>	\$122.05	\$218.78	\$150.57
<b>Sell/List Ratio</b>	92.3%	99.6%	88.4%
<b>DOM</b>	25	2	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427810	202427391	202425651
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Burrows Central	4B/Shaugnessy Heights
<b>Address</b>	1073 Alfred Avenue	895 PRITCHARD Avenue	1240 Pritchard Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1919	OL / 1911	/ 1911
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Bungalow
<b>Living Area</b>	836 SF	1174 SF	680 SF
<b>Fin Basement</b>			0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Partial	Half basement	Full, See remarks
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Laminate	Laminate
<b>Foundation</b>	Concrete	Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Electrical, Flooring, Kitchen	Bathroom, Electrical, Flooring, Furnace
<b>Features</b>	Main floor full bathroom, No Pet Home, No Smoking Home	Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor,	Air Conditioning-Central, High-Efficiency Furnace
<b>Gds Included</b>	Dryer, Garage door opener, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer	See remarks
<b>Parking</b>	Single Detached	Single Detached	Single Detached, Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	25 SF	25 SF	25 SF
<b>Depth</b>	91 SF	100 SF	100 SF
<b>Site Influence</b>	Back Lane, Paved Street, Playground Nearby, Private Yard,	Fenced, Back Lane, Public Transportation	Paved Lane, Landscape, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,387.30/ 24	\$2,549.69/ 24	\$1,863.20/ 24
<b>List Price</b>	\$127,500	\$249,900	\$164,900
<b>List Price/SF</b>	\$152.51	\$212.86	\$242.50
<b>Sold Price</b>	\$122,500	\$245,000	\$150,000
<b>Sold Price/SF</b>	\$146.53	\$208.69	\$220.59
<b>Sell/List Ratio</b>	96.1%	98.0%	91.0%
<b>DOM</b>	42	88	73



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500446	202501122	202501124
<b>Area/Neighbr</b>	4B/Burrows Central	4B/Shaugnessy Heights	4B/Shaugnessy Heights
<b>Address</b>	876 College Avenue	951 Manitoba Avenue	1079 Alfred Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1928	OL / 1928	OL / 1909
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Bungalow
<b>Living Area</b>	920 SF	970 SF	600 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 1 TBD: 1
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Crawl space	See remarks	See remarks
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Vinyl	Other-Remarks	Other-Remarks
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile	See remarks	See remarks
<b>Foundation</b>	Concrete	See remarks	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Kitchen		
<b>Features</b>	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,		
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener		
<b>Parking</b>	Single Detached	None	None
<b>Lot Shape</b>			
<b>Frontage</b>	25 SF	0 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Fenced	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,280.23/2024	\$2,034.76/ 24	\$1,720.43/ 24
<b>List Price</b>	\$219,900	\$75,000	\$67,000
<b>List Price/SF</b>	\$239.02	\$77.32	\$111.67
<b>Sold Price</b>	\$220,000	\$75,000	\$67,000
<b>Sold Price/SF</b>	\$239.13	\$77.32	\$111.67
<b>Sell/List Ratio</b>	100.0%	100.0%	100.0%
<b>DOM</b>	0	0	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510202	202511674	202511650
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	624 McKenzie Street	1035 Atlantic Avenue	850 Cathedral Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1950	OL / 1954	OL / 1950
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1835 SF	1024 SF	832 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 5 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Not known, Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Brick & Siding, Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl Plank	Laminate, See remarks
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Metal	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Electrical, Flooring	Bathroom, Electrical, Flooring, Furna
<b>Features</b>	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Closet Organizers, High-Efficiency	
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Detached	Double Detached, Rear Drive Access	Single Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	50 SF	45 SF	0 SF
<b>Depth</b>	149 SF		0 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Back Lane, Landscaped deck,	Fenced, Back Lane, Landscape, Park/reserve, Playground	Fenced, Back Lane, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,132.74/2024	\$3,679.76/ 24	\$3,401.08/2024
<b>List Price</b>	\$359,900	\$339,900	\$299,900
<b>List Price/SF</b>	\$196.13	\$331.93	\$360.46
<b>Sold Price</b>	\$430,000	\$395,000	\$368,000
<b>Sold Price/SF</b>	\$234.33	\$385.74	\$442.31
<b>Sell/List Ratio</b>	119.5%	116.2%	122.7%
<b>DOM</b>	8	7	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511664	202510786	202509982
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	384 Robertson Street	675 CHURCH Avenue	492 Galloway Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1920	OL / 1928	OL / 1929
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	One and Three Quarters
<b>Living Area</b>	1150 SF	1335 SF	1440 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Metal, Other-Remarks	Stucco, Wood Siding	Vinyl
<b>Fireplace(s)</b>	Other - See remarks		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Tile, Wood	Vinyl, Wood
<b>Foundation</b>	Concrete, Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Other remarks	Bathroom, Furnace, Windows
<b>Features</b>			Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>		Alarm system, Dishwasher, Dryer, Freezer, Refrigerator, See	
<b>Parking</b>	Oversized	Single Detached, Rear Drive Access	Double Detached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	30 SF	37 SF	30 SF
<b>Depth</b>	0 SF	155 SF	100 SF
<b>Site Influence</b>	Back Lane	Fenced, Paved Lane, Low maintenance landscaped,	Corner, Fenced, Flat Site, Paved Lane, Park/reserve, Paved
<b>Heating</b>	Baseboard, Forced Air	Hot Water	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,409.55/2024	\$2,853.80/2024	\$2,956.84/2024
<b>List Price</b>	\$314,900	\$199,900	\$269,900
<b>List Price/SF</b>	\$273.83	\$149.74	\$187.43
<b>Sold Price</b>	\$312,000	\$187,500	\$260,000
<b>Sold Price/SF</b>	\$271.30	\$140.45	\$180.56
<b>Sell/List Ratio</b>	99.1%	93.8%	96.3%
<b>DOM</b>	8	14	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509702	202509132	202509215
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/North End	4C/Sinclair Park
<b>Address</b>	443 Polson Avenue	355 Cathedral Avenue	1138 Atlantic Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1908	OL / 1928	OL / 1957
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1156 SF	980 SF	1085 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Crawl space, Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Brick	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Electrical, Flooring, Furnace	Furnace
<b>Features</b>	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Refrigerator, Stove, Window Coverings
<b>Parking</b>	Single Detached, Rear Drive Access	Double Detached, Parking Pad	Single Detached, Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	0 SF	40 SF	41 SF
<b>Depth</b>	0 SF	126 SF	100 SF
<b>Site Influence</b>	Fenced, Flat Site, Back Lane, Paved Lane, Landscaped deck,	Corner, Fenced, Back Lane, Public Transportation	Fenced, Flat Site, Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,752.24/2024	\$3,062.58/2024	\$3,135.40/ 24
<b>List Price</b>	\$134,900	\$259,900	\$299,900
<b>List Price/SF</b>	\$116.70	\$265.20	\$276.41
<b>Sold Price</b>	\$118,000	\$325,000	\$382,222
<b>Sold Price/SF</b>	\$102.08	\$331.63	\$352.28
<b>Sell/List Ratio</b>	87.5%	125.0%	127.4%
<b>DOM</b>	19	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508728	202508785	202508426
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	1141 Lansdowne Avenue	440 Monreith Street	495 Radford Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1958	/ 1947	OL / 1950
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1060 SF	911 SF	752 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Crawl space	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Stucco	Brick & Siding	Aluminum Siding, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Kitchen	Bathroom, Roof Coverings	Kitchen
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Hood Fan, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Microwave, Play	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Alarm system, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached, Garage door opener	Parking Pad, Rear Drive Access	Single Detached, Garage door opener
<b>Lot Shape</b>			Normal
<b>Frontage</b>	43 SF	40 SF	0 SF
<b>Depth</b>	100 SF	99 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Flat Site, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Landscaped patio, Playground Nearby, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,680.70/2023	\$2,241.10/2024	\$3,164.16/2024
<b>List Price</b>	\$349,900	\$229,900	\$319,900
<b>List Price/SF</b>	\$330.09	\$252.36	\$425.40
<b>Sold Price</b>	\$400,000	\$236,000	\$350,000
<b>Sold Price/SF</b>	\$377.36	\$259.06	\$465.43
<b>Sell/List Ratio</b>	114.3%	102.7%	109.4%
<b>DOM</b>	12	11	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508480	202507956	202507707
<b>Area/Neighbr</b>	4C/North End	4C/North End	4C/Sinclair Park
<b>Address</b>	440 Bannerman Avenue	314 Machray Avenue	686 Church Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1911	OL / 1925	/ 1929
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	500 SF	731 SF	1015 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 1 TBD: 1	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Crawl space	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Wood Siding	Stucco	Brick
<b>Fireplace(s)</b>		Brick Facing	Brick Facing
<b>Fireplace Fuel</b>		Wood	Electric
<b>Flooring</b>	See remarks	Laminate, Wood	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	See remarks	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Kitchen, Roof Coverings, Windows	
<b>Features</b>		Sunroom	Air Conditioning-Central, Ceiling Fan, Deck, Sump Pump
<b>Gds Included</b>		Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer	
<b>Parking</b>	Other remarks	Single Detached	Double Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>		0 SF	50 SF
<b>Depth</b>		0 SF	122 SF
<b>Site Influence</b>	Public Transportation	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,149.35/ 24	\$2,406.61/ 24	\$3,524.15/ 24
<b>List Price</b>	\$69,900	\$179,900	\$275,000
<b>List Price/SF</b>	\$139.80	\$246.10	\$270.94
<b>Sold Price</b>	\$65,000	\$159,000	\$275,000
<b>Sold Price/SF</b>	\$130.00	\$217.51	\$270.94
<b>Sell/List Ratio</b>	93.0%	88.4%	100.0%
<b>DOM</b>	11	29	378



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507018	202506790	202507229
<b>Area/Neighbr</b>	4C/North End	4C/North End	4C/Sinclair Park
<b>Address</b>	315 Atlantic Avenue	606 Atlantic Avenue	422 Salter Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1910	OL / 1912	OL / 1905
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	One and a Half	One and Three Quarters
<b>Living Area</b>	1271 SF	846 SF	968 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Half basement	3/4
<b>Construction</b>	Wood Frame	Wood Frame	Stucco
<b>Exterior</b>	Wood Siding	Stucco, Wood Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Laminate, Vinyl, Wood
<b>Foundation</b>	Stone	Concrete	Not known
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace	
<b>Gds Included</b>	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer	Dryer, Garage door opener, Refrigerator, Stove, Washer,	Blinds, Dryer, Refrigerator, Stove, Washer, Window
<b>Parking</b>	Single Detached	Single Detached, Rear Drive Access	Parking Pad
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	33 SF	25 SF	0 SF
<b>Depth</b>	94 SF	102 SF	0 SF
<b>Site Influence</b>	Fenced, Flat Site, Back Lane, Paved Street, Shopping Nearby,	Fenced, Back Lane, Low maintenance landscaped, Public	Flat Site, No Back Lane, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,606.86/ 24	\$1,672.84/ 24	\$1,172.21/ 24
<b>List Price</b>	\$249,900	\$219,900	\$127,500
<b>List Price/SF</b>	\$196.62	\$259.93	\$131.71
<b>Sold Price</b>	\$242,500	\$193,000	\$122,000
<b>Sold Price/SF</b>	\$190.79	\$228.13	\$126.03
<b>Sell/List Ratio</b>	97.0%	87.8%	95.7%
<b>DOM</b>	50	25	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507039	202506918	202505870
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/North End
<b>Address</b>	663 Atlantic Avenue	588 Lansdowne Avenue	405 Andrews Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1913	/ 1946	OL / 1929
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	One and a Half
<b>Living Area</b>	744 SF	1177 SF	1177 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Not known	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Exterior	
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	High-Efficiency Furnace, Main floor full bathroom
<b>Gds Included</b>	Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Garage door opener, Refrigerator, Stove, Washer,	Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached	Single Detached	Parking Pad
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	33 SF	40 SF
<b>Depth</b>	0 SF	118 SF	100 SF
<b>Site Influence</b>	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Back Lane, Landscaped deck, Playground Nearby, Public	Back Lane, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,448.18/2024	\$2,775.00/2024	\$2,395.76/2024
<b>List Price</b>	\$254,900	\$239,900	\$159,800
<b>List Price/SF</b>	\$342.61	\$203.82	\$135.77
<b>Sold Price</b>	\$262,000	\$276,100	\$145,000
<b>Sold Price/SF</b>	\$352.15	\$234.58	\$123.19
<b>Sell/List Ratio</b>	102.8%	115.1%	90.7%
<b>DOM</b>	8	6	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505613	202505722	202505712
<b>Area/Neighbr</b>	4C/North End	4C/Sinclair Park	4C/North End
<b>Address</b>	494 St John's Avenue	1057 Atlantic Avenue	619 Atlantic Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1947	OL / 1956	OL / 1914
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	One and Three Quarters
<b>Living Area</b>	1050 SF	822 SF	968 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full, See remarks
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Aluminum Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Electrical, Flooring, Kitchen	Other remarks	
<b>Features</b>	Air Conditioning-Central, Bar dry, Microwave built in, No Smoking	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, Microwave built in, No Smoking
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Garage door opener	
<b>Parking</b>	Single Detached, Garage door opener	Double Detached	No Garage, Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	25 SF	40 SF	0 SF
<b>Depth</b>	122 SF	94 SF	0 SF
<b>Site Influence</b>	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Landscaped patio, Shopping	Fenced, Flat Site, Back Lane, Paved Lane, Low maintenance
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,566.98/2024	\$3,787.78/2025	\$1,929.35/ 24
<b>List Price</b>	\$229,900	\$339,900	\$179,900
<b>List Price/SF</b>	\$218.95	\$413.50	\$185.85
<b>Sold Price</b>	\$222,000	\$387,800	\$175,000
<b>Sold Price/SF</b>	\$211.43	\$471.78	\$180.79
<b>Sell/List Ratio</b>	96.6%	114.1%	97.3%
<b>DOM</b>	7	7	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505783	202505198	202505078
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	488 Bannerman Avenue	935 Polson Avenue	468 Dalton Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2018	OL / 1955	OL / 1986
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Bungalow
<b>Living Area</b>	1078 SF	960 SF	1251 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stucco	Brick, Stucco	Brick, Stucco
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			Wood
<b>Flooring</b>	Laminate	Laminate, Wood	Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Flooring, Furnace, Kitche
<b>Features</b>	Air Conditioning-Central	Main floor full bathroom, Pool, inground, Sunroom	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Freezer, Refrigerator, Stove, Window Coverings	Dryer, Washer
<b>Parking</b>	Parking Pad	Rear Drive Access	Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Playground Nearby, Public Swimming Pool,	Corner, Cul-De-Sac, Fenced, Back Lane, Shopping Nearby,	Back Lane, Paved Street, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,636.81/2024	\$3,512.61/2024	\$3,835.37/2024
<b>List Price</b>	\$329,900	\$299,900	\$379,800
<b>List Price/SF</b>	\$306.03	\$312.40	\$303.60
<b>Sold Price</b>	\$325,000	\$270,000	\$366,500
<b>Sold Price/SF</b>	\$301.48	\$281.25	\$292.97
<b>Sell/List Ratio</b>	98.5%	90.0%	96.5%
<b>DOM</b>	11	10	16



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505049	202504411	202504727
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/North End	4C/North End
<b>Address</b>	288 Polson Avenue	415 Minnigaffe Street	433 Mountain Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1943	OL / 1947	/ 1922
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1254 SF	700 SF	950 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	None	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Electrical	Bathroom, Electrical, Flooring, Furna
<b>Features</b>	Deck, High-Efficiency Furnace, No Pet Home, No Smoking	Air Conditioning-Central, High-Efficiency Furnace, Main	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Dryer, Refrigerator, Stove, Washer	Alarm system, Dryer, Refrigerator, Stove, Washer,
<b>Parking</b>	Double Detached, Oversized	Rear Drive Access	Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscaped deck,	Back Lane, Playground Nearby, Shopping Nearby, Public	Other/remarks
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,037.00/2024	\$2,275.43/2024	\$2,620.76/2024
<b>List Price</b>	\$289,900	\$229,900	\$229,900
<b>List Price/SF</b>	\$231.18	\$328.43	\$242.00
<b>Sold Price</b>	\$280,000	\$219,000	\$220,000
<b>Sold Price/SF</b>	\$223.29	\$312.86	\$231.58
<b>Sell/List Ratio</b>	96.6%	95.3%	95.7%
<b>DOM</b>	6	20	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503968	202504038	202503556
<b>Area/Neighbr</b>	4C/North End	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	342 Church Avenue	400 Dalton Street	421 Dalton Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1907	OL / 1953	OL / 1951
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	456 SF	802 SF	1042 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	78.78 M2/848 SF
<b>Bedrooms</b>	BDA: 1 TBD: 1	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	3/4	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Wood Siding	Brick, Stucco	Stucco, Wood Shingle
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Laminate, Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	See remarks	Shingle	Shingle
<b>Remodelled</b>	Furnace	Bathroom, Kitchen, Roof Coverings	
<b>Features</b>	High-Efficiency Furnace	Air Conditioning-Central, Cook Top, Hood Fan, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dryer, Garage door opener, Microwave,	Dishwasher, Dryer, Fridges - Two, Garage door opener, Stove,
<b>Parking</b>	Single Detached	Single Detached, Garage door opener	Double Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	0 SF	35 SF	40 SF
<b>Depth</b>	0 SF	100 SF	100 SF
<b>Site Influence</b>	Shopping Nearby, Public Transportation	Corner, Fenced, Back Lane, Paved Lane, Landscape, Paved	Fenced, Paved Lane, Landscape, Playground Nearby, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,089.87/ 24	\$3,610.26/2024	\$3,430.86/ 24
<b>List Price</b>	\$69,900	\$319,900	\$349,900
<b>List Price/SF</b>	\$153.29	\$398.88	\$335.80
<b>Sold Price</b>	\$63,000	\$331,500	\$381,000
<b>Sold Price/SF</b>	\$138.16	\$413.34	\$365.64
<b>Sell/List Ratio</b>	90.1%	103.6%	108.9%
<b>DOM</b>	44	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503412	202503444	202503095
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	400 Seymour Street	456 Monreith Street	1178 Atlantic Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1930	OL / 1947	/ 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1014 SF	845 SF	1311 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	3/4, Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stucco	Brick, Stucco, Vinyl	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, See remarks, Wood	Laminate	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Exterior, Furnace, Other	
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central
<b>Gds Included</b>	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener	Stove, Washer
<b>Parking</b>	Rear Drive Access	Double Detached, Carport, Garage door opener, Oversized	Single Detached, Oversized
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	40 SF	42 SF	
<b>Depth</b>	100 SF	100 SF	
<b>Site Influence</b>	Other/remarks, Paved Street, Playground Nearby, Private Yard,	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Lake View, Paved Lane, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,541.12/2024	\$3,092.77/2024	\$3,765.98/ 24
<b>List Price</b>	\$219,900	\$319,900	\$329,900
<b>List Price/SF</b>	\$216.86	\$378.58	\$251.64
<b>Sold Price</b>	\$195,000	\$315,000	\$340,000
<b>Sold Price/SF</b>	\$192.31	\$372.78	\$259.34
<b>Sell/List Ratio</b>	88.7%	98.5%	103.1%
<b>DOM</b>	39	18	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503079	202500946	202502729
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/North End
<b>Address</b>	1238 Troy Avenue	392 Seymour Street	255 Machray Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1954	OL / 1926	OL / 1920
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	One and Three Quarters
<b>Living Area</b>	1022 SF	850 SF	1352 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	3/4
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Brick, Stucco
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings, Windows	Basement, Electrical, Flooring, Kitch	Bathroom, Electrical, Furnace, Kitch
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, High-Efficiency Furnace, Main	Ceiling Fan, Deck, High-Efficiency Furnace
<b>Gds Included</b>	Blinds, Dryer, Freezer, Fridges - Two, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached, Parking Pad, Rear Drive Access	Parking Pad, Plug-In, Rear Drive Access	Double Detached, Garage door opener, Heated, Insulated, Rear
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	48 SF	30 SF	50 SF
<b>Depth</b>	111 SF	100 SF	124 SF
<b>Site Influence</b>	Flat Site, Paved Lane, Landscaped patio, Paved Street,	Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Back Lane, Paved Lane, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,391.28/ 24	\$3,016.32/2024	\$2,917.37/2024
<b>List Price</b>	\$329,900	\$229,900	\$274,900
<b>List Price/SF</b>	\$322.80	\$270.47	\$203.33
<b>Sold Price</b>	\$355,000	\$255,000	\$269,000
<b>Sold Price/SF</b>	\$347.36	\$300.00	\$198.96
<b>Sell/List Ratio</b>	107.6%	110.9%	97.9%
<b>DOM</b>	7	11	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501965	202502587	202500825
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	588 Machray Avenue	928 Bannerman Avenue	717 Atlantic Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1912	OL / 1952	/ 2024
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1230 SF	881 SF	1256 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Brick, Stucco, Wood Siding	Composite, Stucco
<b>Fireplace(s)</b>			Other - See remarks
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank	Vinyl
<b>Foundation</b>	Stone	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Main floor full bathroom, No Pet Home	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Exterior walls, 2x6", Heat recovery ventilator,
<b>Gds Included</b>	Blinds, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Rear Drive Access	Single Detached	Parking Pad
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	25 SF		23 SF
<b>Depth</b>	156 SF		94 SF
<b>Site Influence</b>	Fenced, Paved Lane, Paved Street, Playground Nearby,	Corner, Fenced, Back Lane, Playground Nearby, Shopping	Playground Nearby, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,196.33/2024	\$3,366.46/2024	\$0.00/2025
<b>List Price</b>	\$177,000	\$299,900	\$379,900
<b>List Price/SF</b>	\$143.90	\$340.41	\$302.47
<b>Sold Price</b>	\$150,000	\$360,000	\$375,000
<b>Sold Price/SF</b>	\$121.95	\$408.63	\$298.57
<b>Sell/List Ratio</b>	84.7%	120.0%	98.7%
<b>DOM</b>	13	8	94



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502280	202502191	202501631
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/North End	4C/North End
<b>Address</b>	459 Garlies Street	419 Aikins Street	534 Bannerman Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1932	OL / 1911	OL / 1909
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	One and a Half
<b>Living Area</b>	736 SF	1204 SF	1600 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 0 HB: 1 EN: N
<b>Basement</b>	Full	Full	3/4
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Wall-to-wall carpet, Vinyl	Laminate, Wood
<b>Foundation</b>	Concrete	Stone	Block, Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Furnace, Kitchen	Furnace, Roof Coverings	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air conditioning wall unit, High-Efficiency Furnace, Main	
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Refrigerator, Stove, Washer, Window A/C Unit, Window	Refrigerator, Storage Shed
<b>Parking</b>	Single Detached	Front Drive Access	No Garage, Parking Pad, Rear Drive Access
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	30 SF	30 SF	37 SF
<b>Depth</b>	100 SF	100 SF	118 SF
<b>Site Influence</b>	Fenced, Back Lane, Low maintenance landscaped,	Fenced, No Back Lane, Public Transportation	Back Lane, Not Fenced, Paved Street, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,421.44/2024	\$1,500.36/2024	\$2,377.89/2024
<b>List Price</b>	\$249,900	\$139,900	\$115,000
<b>List Price/SF</b>	\$339.54	\$116.20	\$71.88
<b>Sold Price</b>	\$247,500	\$132,000	\$105,000
<b>Sold Price/SF</b>	\$336.28	\$109.63	\$65.63
<b>Sell/List Ratio</b>	99.0%	94.4%	91.3%
<b>DOM</b>	6	2	97



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501041	202501285	202500862
<b>Area/Neighbr</b>	4C/North End	4C/North End	4C/Sinclair Park
<b>Address</b>	569 Bannerman Avenue	321 St John's Avenue	386 Seymour Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1922	OL / 1931	OL / 1974
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and a Half	Bungalow
<b>Living Area</b>	1200 SF	1613 SF	928 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick, Wood Siding	Vinyl	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl, Wood	Laminate, Vinyl, Wood	Laminate, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Electrical, Flooring, Kitchen	Bathroom, Electrical	Flooring, Other remarks
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom	Air conditioning wall unit, Main floor full bathroom, No Smoking	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage	Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached	Double Detached, Front Drive Access, Paved Driveway	Single Detached
<b>Lot Shape</b>			
<b>Frontage</b>	26 SF	44 SF	0 SF
<b>Depth</b>	116 SF	155 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Landscape, No Back Lane, Paved Street, Private Yard,	Fenced, Back Lane, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Baseboard, Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,577.06/ 24	\$3,054.14/2023	\$3,373.25/2024
<b>List Price</b>	\$231,900	\$289,500	\$314,900
<b>List Price/SF</b>	\$193.25	\$179.48	\$339.33
<b>Sold Price</b>	\$217,000	\$275,000	\$310,000
<b>Sold Price/SF</b>	\$180.83	\$170.49	\$334.05
<b>Sell/List Ratio</b>	93.6%	95.0%	98.4%
<b>DOM</b>	31	43	39



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500592	202500528	202500108
<b>Area/Neighbr</b>	4C/North End	4C/Sinclair Park	4C/Sinclair Park
<b>Address</b>	324 Church Avenue	1167 Polson Avenue	558 Mountain Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1929	OL / 1957	/ 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1026 SF	1074 SF	1120 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Stucco, Wood Siding	Stucco, Vinyl
<b>Exterior</b>	Stucco	Stucco, Wood Siding	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Kitchen, Windows		Basement, Bathroom, Exterior, Floor
<b>Features</b>	High-Efficiency Furnace, Main floor full bathroom, Sunroom	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Dog run fenced in, High-Efficiency
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dryer, Garage door opener, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
<b>Parking</b>	Parking Pad	Single Detached, Rear Drive Access	Carport, Front & Rear Drive Access, Oversized, Rear Drive
<b>Lot Shape</b>			
<b>Frontage</b>	33 SF	0 SF	25 SF
<b>Depth</b>	122 SF	0 SF	148 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Back Lane, Paved Street,	Fenced, Back Lane, Paved Lane, Landscape, Paved Street, Public	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,335.22/2024	\$3,684.53/2024	\$2,101.22/2024
<b>List Price</b>	\$199,900	\$299,900	\$267,000
<b>List Price/SF</b>	\$194.83	\$279.24	\$238.39
<b>Sold Price</b>	\$257,000	\$376,000	\$260,000
<b>Sold Price/SF</b>	\$250.49	\$350.09	\$232.14
<b>Sell/List Ratio</b>	128.6%	125.4%	97.4%
<b>DOM</b>	9	8	63



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428420	202428378	202428334
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/North End	4C/Sinclair Park
<b>Address</b>	468 Cathedral Avenue	1096 Machray Avenue	1012 Bannerman Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1903	OL / 1954	OL / 1954
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	724 SF	1032 SF	900 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Half basement	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Brick & Siding, Stucco	Brick, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Metal	Shingle
<b>Remodelled</b>			
<b>Features</b>		Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>		Dryer, Freezer, Fridges - Two, Storage Shed, Stove, Washer,	Dryer, Garage door opener, Refrigerator, Stove, Washer,
<b>Parking</b>	Single Detached	Single Detached	Single Detached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	25 SF	40 SF	0 SF
<b>Depth</b>	126 SF	156 SF	0 SF
<b>Site Influence</b>	Landscape	Fenced, Back Lane, Paved Street, Shopping Nearby	Fenced, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,327.82/2024	\$2,859.77/2024	\$3,334.73/ 23
<b>List Price</b>	\$74,900	\$249,900	\$289,000
<b>List Price/SF</b>	\$103.45	\$242.15	\$321.11
<b>Sold Price</b>	\$38,800	\$285,100	\$342,500
<b>Sold Price/SF</b>	\$53.59	\$276.26	\$380.56
<b>Sell/List Ratio</b>	51.8%	114.1%	118.5%
<b>DOM</b>	3	15	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428187	202428248	202427985
<b>Area/Neighbr</b>	4C/North End	4C/North End	4C/North End
<b>Address</b>	284 Bannerman Avenue	283 Machray Avenue	621 St John's Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1940	OL / 1909	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	Bungalow
<b>Living Area</b>	1047 SF	1113 SF	1010 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	3/4, Full
<b>Construction</b>	Concrete		Wood Frame
<b>Exterior</b>	Wood Siding	Vinyl	Wood Shingle
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Roof C	
<b>Features</b>		Main floor full bathroom, No Smoking Home, Porch, Smoke	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Stove	
<b>Parking</b>	Double Detached	Single Detached	Single Detached, Rear Drive Access
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	31 SF	25 SF
<b>Depth</b>	0 SF	0 SF	156 SF
<b>Site Influence</b>	Private Yard	Fenced, Flat Site, Back Lane, Paved Lane, Landscape,	Back Lane, Landscaped deck, Paved Street, Public
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,692.15/2024	\$2,715.76/ 24	\$2,315.31/ 24
<b>List Price</b>	\$244,000	\$249,499	\$179,900
<b>List Price/SF</b>	\$233.05	\$224.17	\$178.12
<b>Sold Price</b>	\$225,000	\$242,000	\$171,500
<b>Sold Price/SF</b>	\$214.90	\$217.43	\$169.80
<b>Sell/List Ratio</b>	92.2%	97.0%	95.3%
<b>DOM</b>	55	36	27



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428014	202427958	202427801
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/Sinclair Park	4C/North End
<b>Address</b>	1197 Chamberlain Avenue	361 Machray Avenue	503 Cathedral Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1955	OL / 1911	OL / 1926
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and Three Quarters	Bungalow
<b>Living Area</b>	1024 SF	1355 SF	710 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Slab	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stone, Stucco	Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl
<b>Foundation</b>	Concrete	Not known, See remarks	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom	Basement, Bathroom, Electrical, Flo	Bathroom, Flooring, Kitchen, Roof C
<b>Features</b>	Laundry - Main Floor	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Hood Fan, Main floor full bathroom, No Pet Home, No
<b>Gds Included</b>		Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Single Detached	Single Detached, Parking Pad	Single Detached, Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	0 SF	25 SF
<b>Depth</b>	0 SF	0 SF	134 SF
<b>Site Influence</b>	Fenced, Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane, Park/reserve, Paved Street,	Flat Site, Back Lane, Landscaped deck, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,041.30/ 24	\$2,466.09/2024	\$2,101.15/ 24
<b>List Price</b>	\$249,900	\$289,900	\$259,900
<b>List Price/SF</b>	\$244.04	\$213.95	\$366.06
<b>Sold Price</b>	\$245,000	\$280,000	\$242,500
<b>Sold Price/SF</b>	\$239.26	\$206.64	\$341.55
<b>Sell/List Ratio</b>	98.0%	96.6%	93.3%
<b>DOM</b>	5	32	70



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427746	202427487	202427152
<b>Area/Neighbr</b>	4C/Sinclair Park	4C/North End	4C/North End
<b>Address</b>	822 Cathedral Avenue	515 Cathedral Avenue	473 Parr Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1954	OL / 1930	OL / 1914
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	One and Three Quarters
<b>Living Area</b>	941 SF	780 SF	880 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Tile, Vinyl Plank	Vinyl Plank, Wood	See remarks, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring	Bathroom, Flooring, Kitchen	
<b>Features</b>		Air Conditioning-Central, High-Efficiency Furnace, Hood	High-Efficiency Furnace
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dryer, Refrigerator, Stove, Washer, Window	
<b>Parking</b>	Single Detached	Single Detached	Single Detached, Parking Pad
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	33 SF	29 SF
<b>Depth</b>	0 SF	0 SF	100 SF
<b>Site Influence</b>	Corner, Fenced, Back Lane, Landscape, Shopping Nearby,	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Back Lane,	Back Lane, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,286.34/2024	\$2,267.31/ 24	\$2,072.45/2024
<b>List Price</b>	\$289,900	\$259,700	\$144,900
<b>List Price/SF</b>	\$308.08	\$332.95	\$164.66
<b>Sold Price</b>	\$341,000	\$245,000	\$130,000
<b>Sold Price/SF</b>	\$362.38	\$314.10	\$147.73
<b>Sell/List Ratio</b>	117.6%	94.3%	89.7%
<b>DOM</b>	9	70	43



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426417	202425119	202422479
<b>Area/Neighbr</b>	4C/North End	4C/North End	4C/Sinclair Park
<b>Address</b>	386 Cathedral Avenue	533 CHARLES Street	574 Cathedral Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1909	OL / 2009	OL / 1929
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	One and a Half
<b>Living Area</b>	884 SF	945 SF	1246 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 5	BDA: 4 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Wood Siding	Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl, Wood	Vinyl, Vinyl Plank	Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Other remarks	Electrical, Exterior, Flooring, Other re
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central
<b>Gds Included</b>	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Dryer, Refrigerator, Stove, Washer, Window Coverings
<b>Parking</b>	Rear Drive Access	Parking Pad	Single Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	0 SF		
<b>Depth</b>	0 SF		126 SF
<b>Site Influence</b>	Back Lane, Park/reserve, Shopping Nearby, Public	Flat Site, Back Lane, Low maintenance landscaped,	Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,410.49/ 23	\$3,445.00/ 24	\$2,434.28/2024
<b>List Price</b>	\$179,900	\$299,900	\$299,000
<b>List Price/SF</b>	\$203.51	\$317.35	\$239.97
<b>Sold Price</b>	\$170,000	\$290,000	\$284,500
<b>Sold Price/SF</b>	\$192.31	\$306.88	\$228.33
<b>Sell/List Ratio</b>	94.5%	96.7%	95.2%
<b>DOM</b>	54	52	88



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502862	202513656	202513768
<b>Area/Neighbr</b>	4C/Sinclair Park	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	726 Bannerman Avenue	227 Royal Avenue	287 Rupertsland Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	OL / 1930	/ 1949
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Bungalow
<b>Living Area</b>	1200 SF	760 SF	1036 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Wood Siding	Aluminum Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Roof Coverings	Electrical
<b>Features</b>	Air Conditioning-Central, Engineered Floor Joist, Heat	Air Conditioning-Central, Main floor full bathroom, No Smoking	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>		Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	No Garage, Rear Drive Access	Parking Pad, Rear Drive Access	Single Detached, Garage door opener, Insulated garage door,
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	44 SF	33 SF	50 SF
<b>Depth</b>	118 SF		118 SF
<b>Site Influence</b>	Corner, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Golf Nearby, Back Lane, Paved Lane, Paved Street,	Fenced, Back Lane, Landscape, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$2,635.88/2024	\$3,822.24/2025
<b>List Price</b>	\$449,900	\$239,900	\$279,900
<b>List Price/SF</b>	\$374.92	\$315.66	\$270.17
<b>Sold Price</b>	\$442,500	\$225,000	\$317,777
<b>Sold Price/SF</b>	\$368.75	\$296.05	\$306.73
<b>Sell/List Ratio</b>	98.4%	93.8%	113.5%
<b>DOM</b>	10	3	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513785	202513329	202513093
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4D/West Kildonan
<b>Address</b>	305 McAdam Avenue	169 St Anthony Avenue	614 Smithfield Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1948	/ 1947	OL / 1951
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1218 SF	735 SF	792 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Vinyl Plank, Wood	Laminate, Tile, Vinyl, Wood	Laminate, Vinyl Plank, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Other r	Basement, Bathroom, Flooring, Kitch
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Garburator,	Air conditioning wall unit, Ceiling Fan, Deck, Hood Fan, Sump	Air Conditioning-Central, Bar wet, Main floor full bathroom,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Fridges - Two, Microwave,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached, Carport, Front Drive Access, Parking Pad,	Double Detached	Single Detached, Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	64 SF		61 SF
<b>Depth</b>	120 SF	0 SF	139 SF
<b>Site Influence</b>	Fenced, Vegetable Garden, Landscaped patio, Playground	Fenced, Landscaped deck, Park/reserve, Shopping Nearby,	Corner, Fenced, Paved Lane, Playground Nearby, Private Yard,
<b>Heating</b>	Forced Air	Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,847.50/2024	\$3,704.33/2024	\$3,753.35/ 24
<b>List Price</b>	\$399,900	\$299,900	\$319,900
<b>List Price/SF</b>	\$328.33	\$408.03	\$403.91
<b>Sold Price</b>	\$490,000	\$340,000	\$320,000
<b>Sold Price/SF</b>	\$402.30	\$462.59	\$404.04
<b>Sell/List Ratio</b>	122.5%	113.4%	100.0%
<b>DOM</b>	8	6	2



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511552	202512705	202511567
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	471 Inkster Boulevard W	236 Semple Avenue	476 St Anthony Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1944	OL / 1911	OL / 1952
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	One and a Half
<b>Living Area</b>	1400 SF	779 SF	1279 SF
<b>Fin Basement</b>	18.58 M2/200 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco, Wood Shingle	Vinyl	Composite, Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl	Vinyl Plank, Wood
<b>Foundation</b>	Concrete	Concrete, Not known	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Windows	Bathroom, Flooring	Basement, Bathroom, Completely, E
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Ceiling Fan, Closet Organizers,
<b>Gds Included</b>	Alarm system, Blinds, Dryer, Garage door opener, Refrigerator,	Dryer, Garage door opener, Garage door opener remote(s),	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Double Detached, Garage door opener, Rear Drive Access	Double Detached	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	45 SF	25 SF	44 SF
<b>Depth</b>	100 SF	122 SF	117 SF
<b>Site Influence</b>	Corner, Fenced, Paved Lane, Landscape, Private Yard, Public	Fenced, Flat Site, Vegetable Garden, Back Lane, Paved	Fenced, Vegetable Garden, Golf Nearby, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,260.00/2024	\$2,555.34/ 24	\$3,884.42/ 24
<b>List Price</b>	\$339,000	\$179,900	\$399,900
<b>List Price/SF</b>	\$242.14	\$230.94	\$312.67
<b>Sold Price</b>	\$341,000	\$181,300	\$440,000
<b>Sold Price/SF</b>	\$243.57	\$232.73	\$344.02
<b>Sell/List Ratio</b>	100.6%	100.8%	110.0%
<b>DOM</b>	7	1	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510912	202511348	202510919
<b>Area/Neighbr</b>	4D/Scotia Heights	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	488 Polson Avenue	279 Forrest Avenue	320 Inkster Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1944	OL / 1920	OL / 1922
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Two Storey
<b>Living Area</b>	692 SF	1183 SF	1256 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stucco	Vinyl	Stucco
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete, See remarks	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Kitchen		Furnace, Other remarks, Roof Cover
<b>Features</b>	High-Efficiency Furnace, No Smoking Home	Air conditioning wall unit, Air Conditioning-Central, Deck,	Air Conditioning-Central
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	
<b>Parking</b>	Double Detached	Double Detached, Garage door opener, Heated, Insulated,	Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	32 SF	0 SF	29 SF
<b>Depth</b>	92 SF	0 SF	99 SF
<b>Site Influence</b>	Fenced, Back Lane, Private Yard, Shopping Nearby, Public	Corner, Fenced, Back Lane, Park/reserve, Playground	Back Lane, Park/reserve, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,382.81/2024	\$3,388.65/ 24	\$2,457.14/2024
<b>List Price</b>	\$229,900	\$309,900	\$179,900
<b>List Price/SF</b>	\$332.23	\$261.96	\$143.23
<b>Sold Price</b>	\$220,000	\$309,900	\$165,000
<b>Sold Price/SF</b>	\$317.92	\$261.96	\$131.37
<b>Sell/List Ratio</b>	95.7%	100.0%	91.7%
<b>DOM</b>	8	5	21



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509489	202510368	202510063
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4D/Scotia Heights
<b>Address</b>	550 Lansdowne Avenue	169 Kilbride Avenue	4 Scotia Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1944	OL / 1914	OL / 1905
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	One and a Half	Two and a Half
<b>Living Area</b>	1632 SF	960 SF	1588 SF
<b>Fin Basement</b>	74.32 M2/800 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Wood Siding	Stucco, Wood Siding	Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Vinyl Plank, Wood
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Completely		Bathroom, Completely, Electrical, Flk
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central	Deck, High-Efficiency Furnace, No Smoking Home, Porch
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window A/C Unit	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage
<b>Parking</b>	Double Detached	Rear Drive Access	Unpaved Driveway
<b>Lot Shape</b>	Normal	Normal	Irregular
<b>Frontage</b>	40 SF	25 SF	56 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Playground Nearby, Public Transportation	Fenced, Back Lane, Landscape, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped deck, No Back
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,656.90/2024	\$2,680.00/ 24	\$3,672.92/2024
<b>List Price</b>	\$384,900	\$229,900	\$369,900
<b>List Price/SF</b>	\$235.85	\$239.48	\$232.93
<b>Sold Price</b>	\$427,500	\$225,000	\$420,000
<b>Sold Price/SF</b>	\$261.95	\$234.38	\$264.48
<b>Sell/List Ratio</b>	111.1%	97.9%	113.5%
<b>DOM</b>	8	10	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510047	202509849	202509584
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	281 Leila Avenue	301 Royal Avenue	487 McAdam Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1917	OL / 2021	OL / 1946
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	848 SF	950 SF	780 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Crawl space	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Vinyl	Composite, Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Laminate	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Kitchen, Other remarks		Exterior, Insulation, Roof Coverings,
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dryer, Freezer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached, Garage door opener, Heated, Insulated, Rear	Rear Drive Access	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	33 SF	25 SF	37 SF
<b>Depth</b>		96 SF	121 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Low maintenance landscaped,	Golf Nearby, Back Lane, Paved Street, Playground Nearby,	Vegetable Garden, Golf Nearby, Back Lane, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,324.15/ 24	\$3,777.31/2024	\$3,258.31/ 24
<b>List Price</b>	\$229,900	\$349,900	\$289,900
<b>List Price/SF</b>	\$271.11	\$368.32	\$371.67
<b>Sold Price</b>	\$225,000	\$349,900	\$320,000
<b>Sold Price/SF</b>	\$265.33	\$368.32	\$410.26
<b>Sell/List Ratio</b>	97.9%	100.0%	110.4%
<b>DOM</b>	7	8	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509677	202509685	202509720
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/Scotia Heights
<b>Address</b>	259 Belmont Avenue	230 Belmont Avenue	292 Scotia Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1946	OL / 1984	OL / 1927
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	One and a Half
<b>Living Area</b>	746 SF	1125 SF	1476 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Concrete
<b>Exterior</b>	Stucco	Stucco	Stucco
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Kitchen, Other remarks		Basement, Bathroom, Completely, F
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air conditioning wall unit, Main floor full bathroom, Microwave	Hood Fan, No Pet Home, No Smoking Home
<b>Gds Included</b>	Dryer, Garage door opener, Storage Shed, Stove, Washer,	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached	Parking Pad, Rear Drive Access	Parking Pad
<b>Lot Shape</b>			
<b>Frontage</b>	50 SF	40 SF	
<b>Depth</b>	99 SF	0 SF	
<b>Site Influence</b>	Corner, Fenced, Back Lane, Paved Lane, Landscaped deck,	Golf Nearby, Back Lane, Low maintenance landscaped,	Corner, Golf Nearby, Back Lane, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Baseboard	Hot Water
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,340.07/2024	\$3,141.38/2024	\$2,958.85/2024
<b>List Price</b>	\$289,900	\$279,800	\$374,900
<b>List Price/SF</b>	\$388.61	\$248.71	\$254.00
<b>Sold Price</b>	\$289,000	\$269,900	\$415,000
<b>Sold Price/SF</b>	\$387.40	\$239.91	\$281.17
<b>Sell/List Ratio</b>	99.7%	96.5%	110.7%
<b>DOM</b>	7	14	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509636	202509102	202508723
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	270 Jefferson Avenue	219 St Anthony Avenue	227 Hartford Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1952	/ 1947	OL / 1927
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	904 SF	718 SF	889 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Vinyl	Stucco	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Vinyl, Wood	Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings, Windows		Flooring, Kitchen
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Freezer, Garage door opener remote(s), Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Parking Pad, Rear Drive Access	Triple Detached, Garage door opener, Oversized, Rear Drive	Single Detached
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	40 SF	50 SF
<b>Depth</b>	0 SF	117 SF	100 SF
<b>Site Influence</b>	Fenced, Paved Lane, Paved Street, Playground Nearby,	Fenced, Back Lane, Paved Lane, Landscape, Landscaped patio,	Fenced, Golf Nearby, Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,392.61/2024	\$3,169.95/2024	\$2,990.94/ 25
<b>List Price</b>	\$287,900	\$299,900	\$259,900
<b>List Price/SF</b>	\$318.47	\$417.69	\$292.35
<b>Sold Price</b>	\$325,700	\$342,000	\$291,000
<b>Sold Price/SF</b>	\$360.29	\$476.32	\$327.33
<b>Sell/List Ratio</b>	113.1%	114.0%	112.0%
<b>DOM</b>	9	7	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508779	202507762	202508473
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/Scotia Heights
<b>Address</b>	430 Forrest Avenue	395 Inkster Boulevard	7 Luxton Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1956	OL / 1941	OL / 1910
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	One and Three Quarters
<b>Living Area</b>	1339 SF	800 SF	968 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Crawl space, Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco, Vinyl	Stucco	Vinyl, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Flooring, Kitchen	Electrical, Flooring, Insulation, Kitchen	
<b>Features</b>	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dryer, Microwave, Refrigerator, Washer, Window Coverings
<b>Parking</b>	Single Detached, Parking Pad, Paved Driveway, Rear Drive	Single Detached	Front Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	37 SF	35 SF	
<b>Depth</b>	100 SF	0 SF	
<b>Site Influence</b>	Paved Lane, Low maintenance landscaped, Playground Nearby,	Fenced, Back Lane, Paved Lane, Landscaped patio, Private Yard,	Fenced, Other/remarks, River View
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,913.65/ 24	\$3,020.36/2024	\$2,908.30/ 24
<b>List Price</b>	\$399,999	\$279,900	\$229,900
<b>List Price/SF</b>	\$298.73	\$349.88	\$237.50
<b>Sold Price</b>	\$465,000	\$280,000	\$257,000
<b>Sold Price/SF</b>	\$347.27	\$350.00	\$265.50
<b>Sell/List Ratio</b>	116.3%	100.0%	111.8%
<b>DOM</b>	7	9	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508382	202507796	202508301
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	328 Rupertsland Avenue	506 Hartford Avenue	371 Semple Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1948	/ 1955	OL / 1954
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1050 SF	1044 SF	956 SF
<b>Fin Basement</b>	0.00 M2/0 SF		0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco, Vinyl	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl, Wood	Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Wood/shingles
<b>Remodelled</b>	Windows	Flooring, Roof Coverings	Basement, Bathroom, Completely, F
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central	Air Conditioning-Central, Bar wet, Dog run fenced in,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Stoves - Two, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
<b>Parking</b>	Single Detached, Garage door opener, Parking Pad, Rear Drive	Single Detached	Single Detached, Garage door opener, Parking Pad, Paved
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	40 SF	49 SF	46 SF
<b>Depth</b>	118 SF	118 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Playground Nearby, Private Yard,	Shopping Nearby, Public Transportation	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,495.01/ 24	\$3,844.52/2024	\$3,207.00/2024
<b>List Price</b>	\$319,900	\$319,900	\$399,900
<b>List Price/SF</b>	\$304.67	\$306.42	\$418.31
<b>Sold Price</b>	\$319,900	\$355,000	\$450,000
<b>Sold Price/SF</b>	\$304.67	\$340.04	\$470.71
<b>Sell/List Ratio</b>	100.0%	111.0%	112.5%
<b>DOM</b>	8	10	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508010	202508150	202507237
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Margaret Park	4D/Scotia Heights
<b>Address</b>	232 Inkster Boulevard	289 Forrest Avenue	210 Scotia Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1924	OL / 1920	OL / 1922
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	One and a Half
<b>Living Area</b>	1259 SF	920 SF	1190 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	3/4	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Wood Siding	Vinyl	Brick
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wood	Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Not known	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks		
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Dog run fenced in, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Single Detached	Single Detached	Single Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	35 SF	0 SF	42 SF
<b>Depth</b>	100 SF	0 SF	119 SF
<b>Site Influence</b>	Corner, Fenced, Paved Lane, Low maintenance landscaped,	Fenced, Golf Nearby, Paved Lane, Public Swimming Pool,	Fenced, Fruit Trees/Shrubs, Back Lane, Paved Lane,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,265.83/2024	\$2,729.00/2024	\$3,901.23/2024
<b>List Price</b>	\$279,900	\$229,900	\$339,900
<b>List Price/SF</b>	\$222.32	\$249.89	\$285.63
<b>Sold Price</b>	\$285,000	\$213,000	\$416,500
<b>Sold Price/SF</b>	\$226.37	\$231.52	\$350.00
<b>Sell/List Ratio</b>	101.8%	92.6%	122.5%
<b>DOM</b>	13	22	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507887	202507714	202507537
<b>Area/Neighbr</b>	4D/Scotia Heights	4D/Margaret Park	4D/West Kildonan
<b>Address</b>	131 Kingsbury Avenue	380 Margaret Avenue	537 Matheson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1949	OL / 1966	/ 1917
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	One and a Half
<b>Living Area</b>	1357 SF	1020 SF	1103 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Partial
<b>Construction</b>	Concrete, Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Brick & Siding, Stucco, Wood Siding	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood	Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Flooring, Furnace	Bathroom, Furnace
<b>Features</b>	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Ceiling Fan, No Pet Home, No Smoking Home, Patio, Sump	Air Conditioning-Central, Deck, Dog run fenced in, Main floor full
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Blinds, Dryer, Freezer, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
<b>Parking</b>	Front Drive Access, Other remarks, Parking Pad, Rear	Front Drive Access	Single Detached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	50 SF	52 SF	37 SF
<b>Depth</b>		102 SF	119 SF
<b>Site Influence</b>	Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby,	Fenced, Golf Nearby, Landscaped patio, Playground	Fenced, Vegetable Garden, Back Lane, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,851.31/ 24	\$3,516.07/2024	\$2,379.87/2024
<b>List Price</b>	\$319,900	\$309,900	\$239,900
<b>List Price/SF</b>	\$235.74	\$303.82	\$217.50
<b>Sold Price</b>	\$425,000	\$392,500	\$235,000
<b>Sold Price/SF</b>	\$313.19	\$384.80	\$213.06
<b>Sell/List Ratio</b>	132.9%	126.7%	98.0%
<b>DOM</b>	6	8	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507574	202507426	202505903
<b>Area/Neighbr</b>	4D/Margaret Park	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	1256 Salter Street	433 Hartford Avenue	273 Enniskillen Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1966	OL / 1954	OL / 1953
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1040 SF	924 SF	1504 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Wood Siding	Stucco	Stone, Stucco
<b>Fireplace(s)</b>		Corner, Insert	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Laminate, Vinyl, Wood	Tile, Wood	Laminate, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Garage, Other remarks	Bathroom, Flooring, Furnace, Kitchen
<b>Features</b>	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Jetted Tub, Main floor full	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dryer, Fridges - Two, Garage door opener, Garage	Dryer, Garage door opener, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Oversized	Double Detached	Double Attached, Tandem Garage, Front & Rear Drive
<b>Lot Shape</b>			Normal
<b>Frontage</b>	52 SF	0 SF	60 SF
<b>Depth</b>		0 SF	99 SF
<b>Site Influence</b>	Corner, Fenced, Golf Nearby, Playground Nearby, Shopping	Fenced, Flat Site, Paved Lane, Paved Street, Playground	Fenced, Golf Nearby, Paved Lane, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,087.84/2024	\$3,913.65/ 24	\$4,581.66/ 24
<b>List Price</b>	\$389,900	\$319,900	\$389,900
<b>List Price/SF</b>	\$374.90	\$346.21	\$259.24
<b>Sold Price</b>	\$425,000	\$401,500	\$425,000
<b>Sold Price/SF</b>	\$408.65	\$434.52	\$282.58
<b>Sell/List Ratio</b>	109.0%	125.5%	109.0%
<b>DOM</b>	6	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505479	202507098	202505063
<b>Area/Neighbr</b>	4D/Scotia Heights	4D/Scotia Heights	4D/West Kildonan
<b>Address</b>	35 Polson Avenue	119 St Anthony Avenue	306 Matheson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1925	OL / 1913	OL / 1907
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	709 SF	1136 SF	1160 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	102.19 M2/1,100 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Vinyl	Brick & Siding, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood	Laminate, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Metal	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Completely, F	Electrical	Bathroom, Flooring, Furnace, Garage
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, Closet Organizers, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Microwave, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Single Detached, Rear Drive Access	No Garage, Parking Pad, Plug-In	Single Detached, Carport, Garage door opener, Oversized
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	33 SF	30 SF	35 SF
<b>Depth</b>	92 SF	0 SF	125 SF
<b>Site Influence</b>	Golf Nearby, Paved Lane, Low maintenance landscaped, Paved	Golf Nearby, Paved Lane, Landscaped patio, Playground	Fenced, Vegetable Garden, Back Lane, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,715.94/ 24	\$2,731.21/ 24	\$3,301.00/ 24
<b>List Price</b>	\$294,900	\$269,900	\$329,900
<b>List Price/SF</b>	\$415.94	\$237.59	\$284.40
<b>Sold Price</b>	\$285,000	\$315,000	\$352,500
<b>Sold Price/SF</b>	\$401.97	\$277.29	\$303.88
<b>Sell/List Ratio</b>	96.6%	116.7%	106.9%
<b>DOM</b>	18	8	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506779	202505572	202506108
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Margaret Park	4D/West Kildonan
<b>Address</b>	296 Semple Avenue	294 Southall Drive	281 St Anthony Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1924	OL / 1967	OL / 1947
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bi-Level	Bungalow
<b>Living Area</b>	750 SF	1040 SF	730 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Stucco, Wood Siding	Stucco
<b>Fireplace(s)</b>			Stone
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Vinyl, Wood	Vinyl Plank	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Roof C	Completely
<b>Features</b>		Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>		Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Rear Drive Access	Double Detached, Garage door opener, Rear Drive Access	Double Detached, Garage door opener, Insulated, Parking Pad, Normal
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	37 SF	50 SF	40 SF
<b>Depth</b>	123 SF	110 SF	117 SF
<b>Site Influence</b>	Back Lane, Paved Street, Public Transportation	Fenced, Golf Nearby, Paved Lane, Landscaped deck,	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,816.29/ 24	\$3,988.46/ 24	\$2,620.35/2024
<b>List Price</b>	\$199,900	\$389,900	\$310,000
<b>List Price/SF</b>	\$266.53	\$374.90	\$424.66
<b>Sold Price</b>	\$198,500	\$432,000	\$286,000
<b>Sold Price/SF</b>	\$264.67	\$415.38	\$391.78
<b>Sell/List Ratio</b>	99.3%	110.8%	92.3%
<b>DOM</b>	13	6	18



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506295	202502345	202505141
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4D/Scotia Heights
<b>Address</b>	373 semple Avenue	104 Lansdowne Avenue	107 Bannerman Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1917	OL / 1907	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	One and Three Quarters	Two and a Half
<b>Living Area</b>	1112 SF	1330 SF	1949 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 5 TBD: 5
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	3/4, Partial	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Vinyl	Vinyl	Stucco
<b>Fireplace(s)</b>	Other - See remarks		
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Laminate, See remarks	Laminate, Wood
<b>Foundation</b>	Block, Concrete	Stone	Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace	Flooring, Kitchen, Other remarks, Wi	
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck	Air conditioning wall unit, Ceiling Fan, Deck, Porch
<b>Gds Included</b>	Refrigerator, Stove	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Blinds, Dryer, Refrigerator, Stove, Washer, Window A/C
<b>Parking</b>	Single Detached	Single Detached	Double Detached, Parking Pad, Plug-In, Rear Drive Access
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	28 SF	0 SF	0 SF
<b>Depth</b>		0 SF	0 SF
<b>Site Influence</b>	Landscape, Public Transportation	Fenced, Back Lane, Landscaped deck, Playground Nearby,	Fenced, Golf Nearby, Landscape, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Hot Water
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,327.00/2024	\$2,743.62/ 24	\$3,295.83/ 24
<b>List Price</b>	\$199,900	\$269,900	\$364,900
<b>List Price/SF</b>	\$179.77	\$202.93	\$187.22
<b>Sold Price</b>	\$210,000	\$269,900	\$357,500
<b>Sold Price/SF</b>	\$188.85	\$202.93	\$183.43
<b>Sell/List Ratio</b>	105.1%	100.0%	98.0%
<b>DOM</b>	8	3	30



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505169	202504989	202505025
<b>Area/Neighbr</b>	4D/Margaret Park	4D/West Kildonan	4D/Margaret Park
<b>Address</b>	80 Weinberg Road	413 Seven Oaks Avenue	2 Hanna Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1965	/ 2018	OL / 1964
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1296 SF	1064 SF	1136 SF
<b>Fin Basement</b>	102.19 M2/1,100 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 2 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick, Stucco, Vinyl	Stone, Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>	Glass Door, Stone		
<b>Fireplace Fuel</b>	Wood		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Other remarks, R	Flooring	Other remarks, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Ceiling Fan, Cook Top, Garburator,	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Detached	Rear Drive Access	Double Detached
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	50 SF	25 SF	0 SF
<b>Depth</b>	107 SF	100 SF	0 SF
<b>Site Influence</b>	Fenced, Flat Site, Vegetable Garden, Landscaped patio,	Fenced, Low maintenance landscaped, Landscaped deck,	Corner, Fenced, Playground Nearby, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,050.81/ 24	\$3,864.59/2024	\$4,127.05/2024
<b>List Price</b>	\$339,900	\$369,900	\$399,900
<b>List Price/SF</b>	\$262.27	\$347.65	\$352.02
<b>Sold Price</b>	\$411,080	\$368,500	\$405,000
<b>Sold Price/SF</b>	\$317.19	\$346.33	\$356.51
<b>Sell/List Ratio</b>	120.9%	99.6%	101.3%
<b>DOM</b>	8	9	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504924	202501794	202504552
<b>Area/Neighbr</b>	4D/Margaret Park	4D/West Kildonan	4D/Scotia Heights
<b>Address</b>	257 Margaret Avenue	278 Kilbride Avenue	181 Inkster Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	OL / 1917	OL / 1909
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	One and Three Quarters
<b>Living Area</b>	1082 SF	660 SF	1300 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Wood Siding, Wood Shingle	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wood	Laminate, Vinyl, Wood
<b>Foundation</b>	Concrete	Not known	Concrete, Stone
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Completely	
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Sump Pump	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Garburator, High-Efficiency
<b>Gds Included</b>	Blinds, Dryer, Stove, Washer, Window Coverings	Dishwasher, Refrigerator, Stove	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
<b>Parking</b>	Single Detached, Oversized, Rear Drive Access	Single Detached, Insulated garage door, Parking Pad, Rear	Double Detached, Insulated
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	50 SF	33 SF	25 SF
<b>Depth</b>	99 SF	100 SF	
<b>Site Influence</b>	Fenced, Flat Site, Golf Nearby, Back Lane, Paved Street	Fenced, Golf Nearby, Back Lane, Paved Lane, Landscape,	Fenced, Golf Nearby, Back Lane, Low maintenance
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,175.50/2024	\$2,561.07/ 24	\$2,767.42/2024
<b>List Price</b>	\$304,900	\$259,900	\$259,900
<b>List Price/SF</b>	\$281.79	\$393.79	\$199.92
<b>Sold Price</b>	\$341,500	\$250,000	\$250,000
<b>Sold Price/SF</b>	\$315.62	\$378.79	\$192.31
<b>Sell/List Ratio</b>	112.0%	96.2%	96.2%
<b>DOM</b>	11	23	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504593	202503829	202504157
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	430 St Anthony Avenue	333 Smithfield Avenue	461 Jefferson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1952	OL / 1948	OL / 1950
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	One and a Half
<b>Living Area</b>	904 SF	720 SF	1122 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl	Laminate, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Basement, Bathroom, Exterior, Floor
<b>Features</b>	Air Conditioning-Central, Bar dry, Deck, No Pet Home, No	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Freezer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Single Detached, Rear Drive Access	Single Detached, Carport
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	50 SF	40 SF	42 SF
<b>Depth</b>	117 SF	118 SF	118 SF
<b>Site Influence</b>	Fenced, Back Lane	Fenced, Back Lane, Low maintenance landscaped, Paved	Corner, Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,673.88/ 24	\$3,270.57/2024	\$3,371.76/2024
<b>List Price</b>	\$319,900	\$279,900	\$329,900
<b>List Price/SF</b>	\$353.87	\$388.75	\$294.03
<b>Sold Price</b>	\$360,000	\$308,500	\$350,000
<b>Sold Price/SF</b>	\$398.23	\$428.47	\$311.94
<b>Sell/List Ratio</b>	112.5%	110.2%	106.1%
<b>DOM</b>	7	11	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503783	202504011	202503168
<b>Area/Neighbr</b>	4D/Scotia Heights	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	184 Cathedral Avenue	399 Rupertsland Avenue	339 Jefferson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1947	OL / 1947	OL / 1948
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	One and a Half
<b>Living Area</b>	1220 SF	652 SF	1190 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Vinyl	Stone, Stucco	Stucco
<b>Fireplace(s)</b>			Insert
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Stone	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Furnace, Kitchen, Windows	Completely
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Bar dry, Heat recovery ventilator,	Main floor full bathroom, No Pet Home, No Smoking Home,
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Freezer, Fridges - Two, Garage door opener, Stove,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Rear Drive Access	Single Detached, Parking Pad	Single Detached, Oversized, Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	25 SF	40 SF	49 SF
<b>Depth</b>	126 SF	118 SF	117 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Landscape, Paved Street,	Fenced, Golf Nearby, Paved Lane, Landscaped patio, Paved	Fenced, Back Lane, Landscape, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Hot Water
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,458.08/ 24	\$3,195.76/ 24	\$3,644.85/ 24
<b>List Price</b>	\$259,900	\$289,900	\$299,900
<b>List Price/SF</b>	\$213.03	\$444.63	\$252.02
<b>Sold Price</b>	\$276,000	\$318,000	\$345,000
<b>Sold Price/SF</b>	\$226.23	\$487.73	\$289.92
<b>Sell/List Ratio</b>	106.2%	109.7%	115.0%
<b>DOM</b>	7	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503489	202503232	202502953
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4D/West Kildonan
<b>Address</b>	356 Royal Avenue	87 Rupertsland Boulevard	634 Matheson Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1947	OL / 1946	OL / 1953
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	One and a Half
<b>Living Area</b>	954 SF	1352 SF	1494 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Vinyl	Stucco, Wood Siding	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Exterior, Flooring, Furnace	Bathroom, Kitchen, Other remarks	Bathroom, Electrical, Furnace, Kitch
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
<b>Parking</b>	Single Detached	Double Detached, Rear Drive Access	Single Detached, Insulated, Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	0 SF	0 SF	42 SF
<b>Depth</b>	0 SF	0 SF	125 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Playground Nearby, Shopping Nearby, Public Transportation	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscape,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,828.01/2024	\$3,716.81/ 24	\$3,945.34/ 24
<b>List Price</b>	\$309,900	\$479,900	\$421,800
<b>List Price/SF</b>	\$324.84	\$354.96	\$282.33
<b>Sold Price</b>	\$294,900	\$500,000	\$445,000
<b>Sold Price/SF</b>	\$309.12	\$369.82	\$297.86
<b>Sell/List Ratio</b>	95.2%	104.2%	105.5%
<b>DOM</b>	18	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502882	202502780	202502269
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4D/West Kildonan
<b>Address</b>	45 Atlantic Avenue	153 ATLANTIC Avenue	159 St Anthony Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1914	OL / 1910	OL / 1927
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Two Storey	Bungalow
<b>Living Area</b>	1770 SF	696 SF	831 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 5 TBD: 5	BDA: 2 TBD: 2	BDA: 2 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Other-Remarks, Stucco	Wood Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Wood
<b>Foundation</b>	Not known	See remarks	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Kitchen
<b>Features</b>	Air Conditioning-Central, Laundry - Main Floor, Main floor full		Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Fridges - Two, Stoves - Two	Dryer, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
<b>Parking</b>	Front Drive Access	Rear Drive Access	Single Detached, Garage door opener
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	33 SF		30 SF
<b>Depth</b>	100 SF		111 SF
<b>Site Influence</b>	Fenced, No Back Lane	Fenced, Flat Site, Back Lane, Paved Street	Fenced, Paved Lane, Landscape, Landscaped deck,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,953.89/ 24	\$2,328.70/2024	\$3,001.57/ 24
<b>List Price</b>	\$259,900	\$155,000	\$259,900
<b>List Price/SF</b>	\$146.84	\$222.70	\$312.76
<b>Sold Price</b>	\$271,000	\$146,500	\$255,000
<b>Sold Price/SF</b>	\$153.11	\$210.49	\$306.86
<b>Sell/List Ratio</b>	104.3%	94.5%	98.1%
<b>DOM</b>	7	29	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501933	202502200	202501872
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Margaret Park	4D/Scotia Heights
<b>Address</b>	361 Seven Oaks Avenue	286 Southall Drive	184 Royal Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1946	OL / 1967	/ 1928
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1092 SF	1284 SF	936 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Brick & Siding	Vinyl
<b>Fireplace(s)</b>		Stone	
<b>Fireplace Fuel</b>		Electric, See remarks	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl Plank,	Vinyl Plank	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Partly	
<b>Features</b>		Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Air Conditioning-Central, Hood Fan, Microwave built in, No Pet
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	
<b>Parking</b>	Single Detached	Single Detached, Carport, Garage door opener	Single Detached, Oversized
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	0 SF	50 SF	50 SF
<b>Depth</b>	0 SF	110 SF	
<b>Site Influence</b>	Corner, Fenced, Back Lane, Paved Lane, Paved Street,	Fenced, Back Lane	Fenced, Golf Nearby, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,268.34/ 24	\$4,300.19/ 24	\$3,389.95/2024
<b>List Price</b>	\$329,900	\$349,900	\$319,900
<b>List Price/SF</b>	\$302.11	\$272.51	\$341.77
<b>Sold Price</b>	\$385,000	\$371,000	\$307,500
<b>Sold Price/SF</b>	\$352.56	\$288.94	\$328.53
<b>Sell/List Ratio</b>	116.7%	106.0%	96.1%
<b>DOM</b>	7	9	51



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501705	202501583	202501624
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	494 Belmont Avenue	345 Royal Avenue	285 Forrest Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1954	OL / 1948	OL / 1987
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bi-Level
<b>Living Area</b>	1184 SF	660 SF	973 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Wood Siding	Stucco, Wood Siding	Brick, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Tile, Wood	Wall-to-wall carpet, Vinyl	Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Garage, Windows		Flooring
<b>Features</b>	Air Conditioning-Central, Deck, Main floor full bathroom, No Pet	Main floor full bathroom	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached, Garage door opener, Rear Drive Access	Single Detached	Rear Drive Access
<b>Lot Shape</b>			Normal
<b>Frontage</b>	48 SF	45 SF	0 SF
<b>Depth</b>	100 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Landscape, Landscaped deck, Playground Nearby,	Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Back Lane, Paved Street, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,812.00/2024	\$2,831.50/2025	\$3,876.15/ 24
<b>List Price</b>	\$314,900	\$159,900	\$299,900
<b>List Price/SF</b>	\$265.96	\$242.27	\$308.22
<b>Sold Price</b>	\$355,000	\$165,000	\$355,000
<b>Sold Price/SF</b>	\$299.83	\$250.00	\$364.85
<b>Sell/List Ratio</b>	112.7%	103.2%	118.4%
<b>DOM</b>	14	1	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501632	202501358	202501357
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/Scotia Heights
<b>Address</b>	336 Smithfield Avenue	330 Inkster Boulevard	163 Seven Oaks Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1948	OL / 1929	OL / 1920
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	750 SF	1228 SF	950 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco	Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>		Brick Facing	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood	Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Sump Pump	Air Conditioning-Central	
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Washer, Window Coverings	
<b>Parking</b>	Double Detached, Oversized	Double Attached	No Garage, Parking Pad, Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	40 SF	31 SF	40 SF
<b>Depth</b>		100 SF	96 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Street, Shopping Nearby	Corner, Paved Street, Playground Nearby, Shopping	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,470.08/2024	\$2,832.91/ 24	\$3,194.84/ 24
<b>List Price</b>	\$324,999	\$214,900	\$229,900
<b>List Price/SF</b>	\$433.33	\$175.00	\$242.00
<b>Sold Price</b>	\$320,000	\$205,000	\$212,400
<b>Sold Price/SF</b>	\$426.67	\$166.94	\$223.58
<b>Sell/List Ratio</b>	98.5%	95.4%	92.4%
<b>DOM</b>	38	83	30



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501218	202501194	202500895
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	220 Semple Avenue	591 Matheson Avenue	494 Kilbride Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1915	OL / 1966	/ 1954
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	672 SF	738 SF	904 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Crawl space, Half basement	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Wood Siding	Stucco	Other-Remarks, Stone, Stucco
<b>Fireplace(s)</b>		Insert	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Tile	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Block, Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks	Bathroom, Flooring, Kitchen	Bathroom, Flooring, Other remarks
<b>Features</b>	High-Efficiency Furnace, Porch, Sump Pump	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Main floor full bathroom, No Smoking
<b>Gds Included</b>		Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	No Garage	Single Detached, Carport	Single Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	24 SF	25 SF	48 SF
<b>Depth</b>	124 SF	120 SF	99 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Shopping Nearby, Public	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Back Lane, Low maintenance
<b>Heating</b>	Forced Air, See remarks	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,318.43/ 24	\$3,141.38/2024	\$3,712.72/ 24
<b>List Price</b>	\$189,900	\$289,900	\$329,900
<b>List Price/SF</b>	\$282.59	\$392.82	\$364.93
<b>Sold Price</b>	\$180,000	\$286,000	\$327,500
<b>Sold Price/SF</b>	\$267.86	\$387.53	\$362.28
<b>Sell/List Ratio</b>	94.8%	98.7%	99.3%
<b>DOM</b>	91	36	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500666	202500721	202500701
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	521 Smithfield Avenue	549 Matheson Avenue	270 Forrest Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1950	OL / 1917	OL / 1922
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	820 SF	530 SF	845 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	41.81 M2/450 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 1 TBD: 1	BDA: 2 TBD: 4
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Half basement	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Stucco	Stone, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Vinyl, Wood	Wall-to-wall carpet, Tile	Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Flooring, Kitchen, Window	Bathroom, Exterior, Furnace, Garage
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Deck, High-Efficiency Furnace, Hood Fan, Main floor full
<b>Gds Included</b>	Dryer, Microwave, Refrigerator, Stove, Washers - Two	Blinds, Dryer, Garage door opener, Garage door opener	Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Single Detached, Rear Drive Access	Single Detached, Garage door opener, Insulated, Parking Pad	Double Detached
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	25 SF	
<b>Depth</b>	0 SF		
<b>Site Influence</b>	Fenced, Flat Site, Fruit Trees/Shrubs, Landscape	Back Lane, Paved Lane, Landscaped deck, Shopping	Fenced, Paved Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air, Infloor	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,417.55/2024	\$2,293.49/2024	\$2,829.66/2024
<b>List Price</b>	\$299,900	\$177,900	\$239,900
<b>List Price/SF</b>	\$365.73	\$335.66	\$283.91
<b>Sold Price</b>	\$290,000	\$172,000	\$239,900
<b>Sold Price/SF</b>	\$353.66	\$324.53	\$283.91
<b>Sell/List Ratio</b>	96.7%	96.7%	100.0%
<b>DOM</b>	12	60	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500640	202500297	202428191
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4D/Scotia Heights
<b>Address</b>	434 Burrin Avenue	113 Inkster Boulevard	117 Royal Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1955	/ 1907	OL / 1969
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1131 SF	1334 SF	1192 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Wood Siding	Wood Siding	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Wood/shingles
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, Main floor full bathroom
<b>Gds Included</b>	Dryer, Freezer, Refrigerator, Stove, Window Coverings		Dryer, Garage door opener, Garage door opener remote(s),
<b>Parking</b>	Single Detached, Rear Drive Access	Single Detached	Double Attached, Garage door opener, Rear Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	25 SF	50 SF	
<b>Depth</b>	120 SF	100 SF	
<b>Site Influence</b>	Fenced, Flat Site, Back Lane, Playground Nearby, Shopping	Fenced, Back Lane, Paved Lane, Low maintenance landscaped,	Corner, Fenced, Paved Street, Private Yard, Shopping Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,077.61/2024	\$2,862.60/2024	\$3,340.23/ 24
<b>List Price</b>	\$379,800	\$214,900	\$389,000
<b>List Price/SF</b>	\$335.81	\$161.09	\$326.34
<b>Sold Price</b>	\$370,000	\$210,000	\$377,000
<b>Sold Price/SF</b>	\$327.14	\$157.42	\$316.28
<b>Sell/List Ratio</b>	97.4%	97.7%	96.9%
<b>DOM</b>	9	0	4



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202428098	202427965	202427823
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/Scotia Heights
<b>Address</b>	392 Jefferson Avenue	347 Inkster Boulevard	53 Bannerman Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1932	OL / 1914	OL / 1928
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two and a Half	Bungalow
<b>Living Area</b>	815 SF	1762 SF	1466 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Concrete
<b>Exterior</b>	Wood Siding	Stone, Stucco, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	Concrete	Stone	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Roof Coverings	Bathroom, Flooring, Furnace, Insulat	
<b>Features</b>	Air conditioning wall unit, Ceiling Fan, Main floor full bathroom,	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
<b>Gds Included</b>	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window	Alarm system, Dryer, Freezer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
<b>Parking</b>	Rear Drive Access	Single Detached	Double Detached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	50 SF	33 SF	35 SF
<b>Depth</b>	100 SF	100 SF	116 SF
<b>Site Influence</b>	Fenced, Back Lane, Park/reserve, Paved Street,	Vegetable Garden, Back Lane, Landscaped deck, Landscaped	Fenced, Back Lane, Landscape, Landscaped deck, Landscaped
<b>Heating</b>	Baseboard, Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,828.85/2024	\$2,585.06/2024	\$3,338.43/ 24
<b>List Price</b>	\$218,900	\$309,900	\$389,900
<b>List Price/SF</b>	\$268.59	\$175.88	\$265.96
<b>Sold Price</b>	\$218,900	\$305,000	\$380,000
<b>Sold Price/SF</b>	\$268.59	\$173.10	\$259.21
<b>Sell/List Ratio</b>	100.0%	98.4%	97.5%
<b>DOM</b>	7	6	39



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427809	202427825	202424107
<b>Area/Neighbr</b>	4D/Scotia Heights	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	76 McAdam Avenue	516 Jefferson Avenue	615 McAdam Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1907	OL / 1911	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	One and a Half	Bungalow	Bungalow
<b>Living Area</b>	1052 SF	606 SF	609 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 1 TBD: 1
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	3/4, Crawl space	Partial
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Vinyl	Vinyl	Other-Remarks
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Stone	Concrete	See remarks
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring, Kitchen, Other r	Bathroom, Furnace, Plumbing, Wind	
<b>Features</b>	Ceiling Fan, Dog run fenced in, High-Efficiency Furnace, Main	Ceiling Fan, Deck, High-Efficiency Furnace, Laundry	
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Refrigerator, Storage Shed, Stove, TV Wall	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
<b>Parking</b>	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access, Unpaved Driveway	Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	25 SF	40 SF	25 SF
<b>Depth</b>	119 SF	100 SF	120 SF
<b>Site Influence</b>	Fenced, Back Lane, Other/remarks, Shopping	Fenced, Back Lane, Landscaped deck, Paved Street, Playground	Fenced, Back Lane, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,184.44/ 24	\$2,721.93/2024	\$2,181.27/ 24
<b>List Price</b>	\$229,900	\$214,899	\$149,900
<b>List Price/SF</b>	\$218.54	\$354.62	\$246.14
<b>Sold Price</b>	\$218,000	\$203,000	\$142,500
<b>Sold Price/SF</b>	\$207.22	\$334.98	\$233.99
<b>Sell/List Ratio</b>	94.8%	94.5%	95.1%
<b>DOM</b>	6	22	63



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427644	202426900	202426716
<b>Area/Neighbr</b>	4D/West Kildonan	4D/West Kildonan	4D/West Kildonan
<b>Address</b>	400 Enniskillen Avenue	228 Rupertsland Avenue	353 Hartford Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1951	OL / 1948	OL / 1912
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Bungalow
<b>Living Area</b>	913 SF	1204 SF	866 SF
<b>Fin Basement</b>		0.00 M2/O SF	0.00 M2/O SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Partial
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco	Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wood	Wall-to-wall carpet, Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Flooring	Roof Coverings, Windows	
<b>Features</b>	Air Conditioning-Central	Air Conditioning-Central, Bar dry, Ceiling Fan, High-Efficiency	Deck, Hood Fan, Laundry - Main Floor, Main floor full bathroom
<b>Gds Included</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer
<b>Parking</b>	Double Detached	Rear Drive Access	Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	46 SF	0 SF	33 SF
<b>Depth</b>	115 SF	0 SF	99 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Golf Nearby,	Fenced, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Back Lane, Landscaped deck, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,833.22/ 24	\$3,841.50/ 24	\$2,635.88/2024
<b>List Price</b>	\$349,900	\$339,900	\$229,900
<b>List Price/SF</b>	\$383.24	\$282.31	\$265.47
<b>Sold Price</b>	\$340,340	\$323,000	\$229,900
<b>Sold Price/SF</b>	\$372.77	\$268.27	\$265.47
<b>Sell/List Ratio</b>	97.3%	95.0%	100.0%
<b>DOM</b>	19	52	66



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426591	202426445	202513572
<b>Area/Neighbr</b>	4D/West Kildonan	4D/Scotia Heights	4E/River Grove
<b>Address</b>	225 Semple Avenue	104 Matheson Avenue E	90 Saul Miller Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1922	OL / 1927	OL / 1988
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	One and a Half	Two Storey
<b>Living Area</b>	618 SF	1404 SF	2098 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 2	BDA: 4 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Half basement	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Wood Siding	Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>			Brick Facing, Glass Door
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Basement, Bathroom, Exterior, Floor	Roof Coverings
<b>Features</b>	High-Efficiency Furnace, Main floor full bathroom, Patio, Smoke	Air conditioning wall unit, Ceiling Fan, Hood Fan, Hot Tub, Jetted	Air Conditioning-Central, Cook Top, Deck, Jetted Tub, Laundry - Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Gds Included</b>		Alarm system, Blinds, Dishwasher, Dryer, Garage door	
<b>Parking</b>	Parking Pad, Rear Drive Access	Double Detached, Garage door opener, Oversized, Parking Pad	Double Attached, Oversized
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	25 SF	40 SF	51 SF
<b>Depth</b>	123 SF	164 SF	110 SF
<b>Site Influence</b>	Paved Street, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Paved Lane, Landscaped patio,	Cul-De-Sac, Fruit Trees/Shrubs, Vegetable Garden, Landscaped
<b>Heating</b>	Forced Air	Hot Water	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,393.24/2024	\$3,418.95/ 24	\$6,147.96/2024
<b>List Price</b>	\$174,900	\$379,800	\$579,900
<b>List Price/SF</b>	\$283.01	\$270.51	\$276.41
<b>Sold Price</b>	\$165,000	\$372,000	\$615,000
<b>Sold Price/SF</b>	\$266.99	\$264.96	\$293.14
<b>Sell/List Ratio</b>	94.3%	97.9%	106.1%
<b>DOM</b>	33	38	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511517	202511458	202511120
<b>Area/Neighbr</b>	4E/Riverbend	4E/Aurora at North Point	4E/River Grove
<b>Address</b>	82 Kirkham Bay	35 Sagitta Street	11 Meadowcrest Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1995	OL / 2022	OL / 1991
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Two Storey	Bungalow
<b>Living Area</b>	916 SF	1213 SF	1594 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco	Stone, Vinyl, Wood Siding	Stone, Stucco
<b>Fireplace(s)</b>			Tile Facing
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Flooring, Garage		Basement, Bathroom, Flooring, Furn
<b>Features</b>	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Garburator, High-Efficiency
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Microwave, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
<b>Parking</b>	Double Detached	Parking Pad	Double Attached, Front Drive Access, Insulated
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	36 SF		56 SF
<b>Depth</b>	100 SF		106 SF
<b>Site Influence</b>	Vegetable Garden, Back Lane, Low maintenance landscaped,	Back Lane, Shopping Nearby	Fenced, Golf Nearby, Landscaped deck, No Back
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,604.13/2024	\$4,545.75/2025	\$5,875.58/ 24
<b>List Price</b>	\$399,900	\$440,000	\$574,900
<b>List Price/SF</b>	\$436.57	\$362.74	\$360.66
<b>Sold Price</b>	\$462,300	\$440,000	\$545,000
<b>Sold Price/SF</b>	\$504.69	\$362.74	\$341.91
<b>Sell/List Ratio</b>	115.6%	100.0%	94.8%
<b>DOM</b>	7	0	12



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511329	202511194	202509975
<b>Area/Neighbr</b>	4E/Riverbend	4E/Riverbend	4E/Aurora at North Point
<b>Address</b>	188 Glencairn Road	148 Swinford Way	58 Orion Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1998	OL / 2004	/ 2020
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Cab-Over	Two Storey
<b>Living Area</b>	1236 SF	1533 SF	1510 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring		
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, No Pet Home, No Smoking Home,	Air Conditioning-Central, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dryer, Garage door opener, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>			
<b>Frontage</b>	40 SF	42 SF	34 SF
<b>Depth</b>	101 SF	100 SF	114 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Landscape, No Back Lane, Park/reserve, Playground	Fenced, Landscape, No Back Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,028.71/2024	\$5,659.15/ 24	\$5,211.46/2024
<b>List Price</b>	\$434,900	\$515,900	\$619,900
<b>List Price/SF</b>	\$351.86	\$336.53	\$410.53
<b>Sold Price</b>	\$475,000	\$536,123	\$619,000
<b>Sold Price/SF</b>	\$384.30	\$349.72	\$409.93
<b>Sell/List Ratio</b>	109.2%	103.9%	99.9%
<b>DOM</b>	7	10	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509857	202509738	202509507
<b>Area/Neighbr</b>	4E/Riverbend	4E/Riverbend	4E/River Grove
<b>Address</b>	78 Spruce Thicket Walk	18 Glenboro Place	78 Summerview Lane
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1988	OL / 2005	OL / 1996
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Cab-Over	Bungalow
<b>Living Area</b>	1220 SF	1775 SF	1992 SF
<b>Fin Basement</b>	0.00 M2/0 SF	111.48 M2/1,200 SF	157.94 M2/1,700 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick, Stucco, Wood Siding	Stone, Stucco	Brick & Siding, Stone
<b>Fireplace(s)</b>		Glass Door	
<b>Fireplace Fuel</b>		Gas	
<b>Flooring</b>	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring		Bathroom, Flooring, Kitchen, Other r
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Bar wet, Ceiling Fan, Closet Organizers,	Accessibility Features – See Remarks, Air
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Single Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener, Oversized	Double Attached, Insulated garage door, Insulated, Pie Shaped
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Shopping Nearby, Public Transportation	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low	Fruit Trees/Shrubs, Landscaped deck, Park/reserve, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,498.81/2024	\$6,089.18/2024	\$8,653.01/2024
<b>List Price</b>	\$389,900	\$588,000	\$969,900
<b>List Price/SF</b>	\$319.59	\$331.27	\$486.90
<b>Sold Price</b>	\$463,111	\$631,500	\$945,000
<b>Sold Price/SF</b>	\$379.60	\$355.77	\$474.40
<b>Sell/List Ratio</b>	118.8%	107.4%	97.4%
<b>DOM</b>	7	8	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508875	202508367	202508503
<b>Area/Neighbr</b>	4E/River Grove	4E/River Grove	4E/Aurora at North Point
<b>Address</b>	167 McBeth Grove	31 Sandalwood Crescent	127 Phoenix Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2012	/ 1988	OL / 2019
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1745 SF	1527 SF	1492 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco	Brick, Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>	Direct vent	Brick Facing	
<b>Fireplace Fuel</b>	Gas	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Electrical, Flooring, Furnace, Kitcher	
<b>Features</b>	Air Conditioning-Central, Central Exhaust, High-Efficiency	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Heat recovery ventilator,
<b>Gds Included</b>	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Bar Fridge, Blinds, Dishwasher, Dryer, Fridges - Two, Garage	Alarm system, Dishwasher, Dryer, Garage door opener,
<b>Parking</b>	Double Attached	Double Attached, EV Charging Station, Garage door opener,	Single Attached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	50 SF	52 SF	24 SF
<b>Depth</b>	110 SF	111 SF	
<b>Site Influence</b>	Fenced, Golf Nearby	Fenced, Golf Nearby, Low maintenance landscaped,	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,737.91/ 25	\$5,951.18/ 24	\$4,432.00/2024
<b>List Price</b>	\$649,900	\$549,900	\$474,900
<b>List Price/SF</b>	\$372.44	\$360.12	\$318.30
<b>Sold Price</b>	\$650,000	\$615,000	\$470,000
<b>Sold Price/SF</b>	\$372.49	\$402.75	\$315.01
<b>Sell/List Ratio</b>	100.0%	111.8%	99.0%
<b>DOM</b>	11	10	13



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508667	202508577	202508013
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Aurora at North Point	4E/River Grove
<b>Address</b>	186 Clarkleigh Crescent	99 Vega Street	26 Saul Miller Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2025	OL / 2017	OL / 1990
<b>Type</b>	Single Family Attached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1551 SF	1342 SF	1710 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Composite, Stone, Stucco	Stucco	Brick, Stucco
<b>Fireplace(s)</b>		Brick Facing	Glass Door, Stone
<b>Fireplace Fuel</b>		Electric	Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Flooring, Windows
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery		Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
<b>Gds Included</b>	Dishwasher, Microwave		Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Parking</b>	Single Attached	Parking Pad, Rear Drive Access	Double Attached, Front Drive Access, Insulated, Oversized,
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	24 SF	0 SF	
<b>Depth</b>	0 SF	0 SF	
<b>Site Influence</b>	Back Lane, Paved Lane, Playground Nearby	Landscaped deck, Private Yard	Landscaped deck, No Back Lane, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 25	\$3,614.34/ 24	\$5,874.86/2024
<b>List Price</b>	\$474,995	\$399,000	\$549,900
<b>List Price/SF</b>	\$306.25	\$297.32	\$321.58
<b>Sold Price</b>	\$469,600	\$450,000	\$600,000
<b>Sold Price/SF</b>	\$302.77	\$335.32	\$350.88
<b>Sell/List Ratio</b>	98.9%	112.8%	109.1%
<b>DOM</b>	5	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507858	202507310	202506936
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Aurora at North Point	4E/Highland Pointe
<b>Address</b>	83 Grouse Crescent	154 Orion Crescent	204 Mill Rock Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2026	OL / 2021	TB / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1859 SF	1641 SF	1745 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco, Vinyl	Stucco, Vinyl	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Heat recovery ventilator, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Dishwasher, Microwave	Alarm system, Dishwasher, Dryer, Garage door opener,	
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	36 SF	0 SF	34 SF
<b>Depth</b>		0 SF	118 SF
<b>Site Influence</b>	Paved Street, Playground Nearby	Fenced, Landscape, Landscaped deck, Landscaped patio,	Flat Site, Not Fenced, No Back Lane, Not Landscaped,
<b>Heating</b>	Geo-Thermal	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 25	\$5,509.28/2024	\$0.00/2024
<b>List Price</b>	\$594,900	\$579,900	\$559,900
<b>List Price/SF</b>	\$320.01	\$353.38	\$320.86
<b>Sold Price</b>	\$612,000	\$590,000	\$559,900
<b>Sold Price/SF</b>	\$329.21	\$359.54	\$320.86
<b>Sell/List Ratio</b>	102.9%	101.7%	100.0%
<b>DOM</b>	28	7	49



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506737	202506554	202506453
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Riverbend	4E/Riverbend
<b>Address</b>	55 Skylark Lane	103 Swinford Way	134 Donan Street
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2025	/ 2004	OL / 1987
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Cab-Over	Bi-Level
<b>Living Area</b>	1381 SF	1732 SF	972 SF
<b>Fin Basement</b>	0.00 M2/0 SF	66.89 M2/720 SF	
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame		
<b>Exterior</b>	Stucco	Stucco	Stucco, Wood Siding
<b>Fireplace(s)</b>	Tile Facing		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl	Laminate
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Main floor full bathroom
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener		
<b>Parking</b>	None	Double Attached	Single Detached, Garage door opener, Oversized, Parking Pad, Normal
<b>Lot Shape</b>	Normal	Pie Shaped	
<b>Frontage</b>	28 SF	35 SF	
<b>Depth</b>	106 SF		
<b>Site Influence</b>	Flat Site, Not Fenced, Not Landscaped, Playground Nearby	Cul-De-Sac, Fenced, Landscaped deck, Playground	Fenced, Back Lane, Landscaped deck, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community, None	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$5,864.02/2024	\$4,417.72/2024
<b>List Price</b>	\$459,900	\$499,900	\$349,900
<b>List Price/SF</b>	\$333.02	\$288.63	\$359.98
<b>Sold Price</b>	\$459,900	\$533,000	\$450,000
<b>Sold Price/SF</b>	\$333.02	\$307.74	\$462.96
<b>Sell/List Ratio</b>	100.0%	106.6%	128.6%
<b>DOM</b>	35	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506538	202506513	202506021
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Aurora at North Point
<b>Address</b>	23 Skylark Lane	229 Mill Rock Road	86 Orion Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2025	TB / 2025	OL / 2021
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1494 SF	1636 SF	1587 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame		
<b>Exterior</b>	Stucco	Metal, Stone, Stucco	Other-Remarks
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, See remarks, Vir
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Smoke Detectors, Sump Pump	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,		Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	No Garage, Parking Pad	Double Attached, Front Drive Access, Garage door opener,	Double Attached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	26 SF	36 SF	0 SF
<b>Depth</b>	109 SF	118 SF	0 SF
<b>Site Influence</b>	Flat Site, Not Fenced, Paved Street	No Back Lane, Playground Nearby, Shopping Nearby	Fenced, Paved Lane, Low maintenance landscaped, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$0.00/ 25	\$5,372.12/2024
<b>List Price</b>	\$489,900	\$584,900	\$599,000
<b>List Price/SF</b>	\$327.91	\$357.52	\$377.44
<b>Sold Price</b>	\$489,900	\$666,487	\$608,000
<b>Sold Price/SF</b>	\$327.91	\$407.39	\$383.11
<b>Sell/List Ratio</b>	100.0%	113.9%	101.5%
<b>DOM</b>	2	22	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506010	202505802	202505537
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/River Grove
<b>Address</b>	1303 Fernbank Avenue	190 Clarkleigh Crescent	56 River Ridge Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2025	UC / 2025	OL / 2009
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1360 SF	1551 SF	1196 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stone, Stucco, Vinyl	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,
<b>Gds Included</b>	Dishwasher, Microwave	Microwave	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Parking Pad	Single Attached	Double Attached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	26 SF	25 SF	0 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Paved Street, Playground Nearby	Paved Street, Playground Nearby, Shopping Nearby	Fenced, Golf Nearby, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$0.00/ 25	\$5,148.00/2023
<b>List Price</b>	\$457,900	\$479,900	\$539,900
<b>List Price/SF</b>	\$336.69	\$309.41	\$451.42
<b>Sold Price</b>	\$450,000	\$481,901	\$535,000
<b>Sold Price/SF</b>	\$330.88	\$310.70	\$447.32
<b>Sell/List Ratio</b>	98.3%	100.4%	99.1%
<b>DOM</b>	2	10	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202425623	202505349	202505106
<b>Area/Neighbr</b>	4E/Aurora at North Point	4E/Highland Pointe	4E/Aurora at North Point
<b>Address</b>	2 Adara Alley	1271 Fernbank Avenue	43 Aquila Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2025	UC / 2025	TB / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1613 SF	1360 SF	1426 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Composite, Stucco	Stone, Stucco, Vinyl	Composite, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery		Air Conditioning-Central, Heat recovery ventilator,
<b>Gds Included</b>	Dishwasher, Microwave		
<b>Parking</b>	Parking Pad	Parking Pad, Rear Drive Access	Parking Pad, Plug-In, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	0 SF	26 SF	39 SF
<b>Depth</b>	0 SF	0 SF	111 SF
<b>Site Influence</b>	Corner, Paved Lane, Shopping Nearby, Public Transportation	Back Lane, Paved Lane, Paved Street, Playground Nearby	Corner, Back Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2025	\$0.00/ 250	\$0.00/ 24
<b>List Price</b>	\$499,905	\$464,900	\$424,900
<b>List Price/SF</b>	\$309.92	\$341.84	\$297.97
<b>Sold Price</b>	\$490,000	\$464,900	\$427,400
<b>Sold Price/SF</b>	\$303.78	\$341.84	\$299.72
<b>Sell/List Ratio</b>	98.0%	100.0%	100.6%
<b>DOM</b>	21	17	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505072	202504594	202504048
<b>Area/Neighbr</b>	4E/Riverbend	4E/Riverbend	4E/Riverbend
<b>Address</b>	11 Carsdale Drive	26 Gateside Way	56 Timberwood Trail
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2004	/ 2003	/ 1986
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Cab-Over	Split-4 Level
<b>Living Area</b>	1500 SF	1714 SF	1362 SF
<b>Fin Basement</b>	83.61 M2/900 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full, Partial
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stucco	Stucco	Stucco
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Exterior, Flooring, Furnac
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dryer, Garage door opener, Garage door opener	Dryer, Garage door opener, Garage door opener remote(s),	Alarm system, Blinds, Dishwasher, Dryer, Microwave,
<b>Parking</b>	Double Attached, Front Drive Access, Paved Driveway	Double Attached	Single Attached
<b>Lot Shape</b>	Normal		Pie Shaped
<b>Frontage</b>	0 SF	37 SF	
<b>Depth</b>	0 SF	133 SF	0 SF
<b>Site Influence</b>	Fenced, Golf Nearby, Landscape, Landscaped deck,	Fenced, Landscaped patio, Shopping Nearby, Public	Fenced, Landscaped patio, No Back Lane, Park/reserve,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,087.41/2024	\$5,890.43/ 24	\$4,623.71/ 24
<b>List Price</b>	\$565,000	\$510,900	\$399,900
<b>List Price/SF</b>	\$376.67	\$298.07	\$293.61
<b>Sold Price</b>	\$550,000	\$500,000	\$430,000
<b>Sold Price/SF</b>	\$366.67	\$291.72	\$315.71
<b>Sell/List Ratio</b>	97.3%	97.9%	107.5%
<b>DOM</b>	13	53	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503799	202503701	202503288
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Riverbend
<b>Address</b>	1264 Fernbank Avenue	35 DUCK CREEK Drive	305 PARK MANOR Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	UC / 2025	/ 1977
<b>Type</b>	Townhouse	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1250 SF	1489 SF	1440 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	65.03 M2/700 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Other-Remarks, Stucco	Stone, Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Furnace, Other remarks, Roof Cover
<b>Features</b>	Engineered Floor Joist, Heat recovery ventilator,	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, No Dryer, Refrigerator, Stove, Washer
<b>Gds Included</b>			
<b>Parking</b>	Parking Pad, Plug-In, Paved Driveway, Rear Drive Access	Single Attached	Front Drive Access, No Garage
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>		24 SF	25 SF
<b>Depth</b>	110 SF	112 SF	
<b>Site Influence</b>	Back Lane, Paved Lane, Playground Nearby, Private Yard	Not Landscaped, Paved Street, Playground Nearby	Fenced, Back Lane, Low maintenance landscaped, Paved
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$0.00/2024	\$3,665.08/2024
<b>List Price</b>	\$397,900	\$469,900	\$359,900
<b>List Price/SF</b>	\$318.32	\$315.58	\$249.93
<b>Sold Price</b>	\$397,900	\$476,411	\$360,000
<b>Sold Price/SF</b>	\$318.32	\$319.95	\$250.00
<b>Sell/List Ratio</b>	100.0%	101.4%	100.0%
<b>DOM</b>	5	80	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503360	202503301	202503287
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	167 Clarkleigh Crescent	123 Whooping Crane Drive	43 Grouse Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2025	/ 2024	TB / 2026
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1381 SF	1486 SF	1733 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Concrete, Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Brick, Metal, Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Insert		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Heat recovery ventilator,	Engineered Floor Joist, Heat recovery ventilator,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>		Garage door opener, Garage door opener remote(s)	Dishwasher, Microwave
<b>Parking</b>	Parking Pad	Single Attached, Front Drive Access, Garage door opener,	Double Attached
<b>Lot Shape</b>		Normal	Irregular
<b>Frontage</b>	0 SF		34 SF
<b>Depth</b>	0 SF	118 SF	
<b>Site Influence</b>	Back Lane, Paved Lane	No Back Lane, Playground Nearby, Private Yard	Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2025	\$0.00/2024	\$0.00/ 25
<b>List Price</b>	\$488,000	\$504,900	\$551,124
<b>List Price/SF</b>	\$353.37	\$339.77	\$318.02
<b>Sold Price</b>	\$474,000	\$504,900	\$551,124
<b>Sold Price/SF</b>	\$343.23	\$339.77	\$318.02
<b>Sell/List Ratio</b>	97.1%	100.0%	100.0%
<b>DOM</b>	51	13	5



\*All our Pictures are for visualization purpose only

<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503188	202503080	202501549
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	34 Plover Place	267 Loggerhead Road	23 Grouse Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2025	/ 2024	TB / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1636 SF	1910 SF	1598 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame	Concrete, Wood Frame	
<b>Exterior</b>	Metal, Stone, Stucco	Metal, Stone, Stucco	Other-Remarks, Stucco
<b>Fireplace(s)</b>		Tile Facing	
<b>Fireplace Fuel</b>		Electric	
<b>Flooring</b>	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, See remarks, Vir	Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Heat recovery ventilator,
<b>Gds Included</b>			
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener,	Double Attached
<b>Lot Shape</b>	Reverse Pie	Normal	Normal
<b>Frontage</b>	38 SF	36 SF	36 SF
<b>Depth</b>	118 SF	118 SF	
<b>Site Influence</b>	No Back Lane, Playground Nearby, Shopping Nearby	No Back Lane, Paved Street, Playground Nearby, Shopping	Flat Site, Other/remarks, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 25	\$0.00/ 24	\$0.00/ 0
<b>List Price</b>	\$579,900	\$629,900	\$545,900
<b>List Price/SF</b>	\$354.46	\$329.79	\$341.61
<b>Sold Price</b>	\$587,055	\$629,900	\$548,630
<b>Sold Price/SF</b>	\$358.84	\$329.79	\$343.32
<b>Sell/List Ratio</b>	101.2%	100.0%	100.5%
<b>DOM</b>	30	62	10



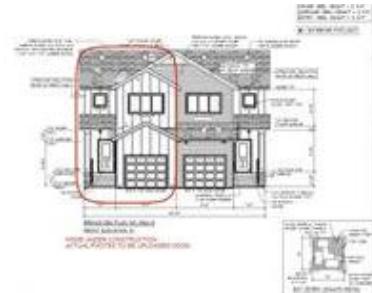
<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502901	202502841	202502778
<b>Area/Neighbr</b>	4E/Aurora at North Point	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	454 Northpoint Boulevard	52 Grouse Crescent	280 Loggerhead Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2025	TB / 2025	UC / 2025
<b>Type</b>	Townhouse	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1400 SF	2214 SF	1745 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 4
<b>Baths</b>	FB: 0 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Vinyl	Stone, Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>		Exterior walls, 2x6", Heat recovery ventilator,	Heat recovery ventilator, High-Efficiency Furnace, Laundry
<b>Gds Included</b>			
<b>Parking</b>	Parking Pad	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Paved Driveway
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>		40 SF	36 SF
<b>Depth</b>			118 SF
<b>Site Influence</b>	Landscape	Paved Lane, Not Fenced, No Back Lane, Paved Street	Not Fenced, No Back Lane, Not Landscaped, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2025	\$0.00/2024	\$0.00/2024
<b>List Price</b>	\$402,812	\$689,900	\$559,900
<b>List Price/SF</b>	\$287.72	\$311.61	\$320.86
<b>Sold Price</b>	\$400,000	\$704,655	\$559,900
<b>Sold Price/SF</b>	\$285.71	\$318.27	\$320.86
<b>Sell/List Ratio</b>	99.3%	102.1%	100.0%
<b>DOM</b>	15	57	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502762	202502752	202502673
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Aurora at North Point
<b>Address</b>	41 Summerscales Place	15 Whooping Crane Drive	474 North Point Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2025	UC / 2025	TB / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	2270 SF	2270 SF	1286 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full, Walkout	Full
<b>Construction</b>			
<b>Exterior</b>	Stone, Stucco	Stone, Stucco	Composite, Vinyl
<b>Fireplace(s)</b>	Insert	Insert	
<b>Fireplace Fuel</b>	Electric	Electric	
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Balcony - One, Heat recovery ventilator, High-Efficiency	Balcony - One, Deck, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator,
<b>Gds Included</b>			
<b>Parking</b>	Double Attached, Paved Driveway	Double Attached	Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	40 SF	40 SF	22 SF
<b>Depth</b>	180 SF	180 SF	112 SF
<b>Site Influence</b>	Lakefront, Lake View, Not Fenced, No Back Lane, Not	Lakefront, Lake View, Not Fenced, No Back Lane, Not	Back Lane, Paved Street, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$0.00/2024	\$1,088.08/ 25
<b>List Price</b>	\$779,900	\$799,900	\$399,900
<b>List Price/SF</b>	\$343.57	\$352.38	\$310.96
<b>Sold Price</b>	\$786,000	\$799,900	\$399,900
<b>Sold Price/SF</b>	\$346.26	\$352.38	\$310.96
<b>Sell/List Ratio</b>	100.8%	100.0%	100.0%
<b>DOM</b>	69	76	85



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502574	202502381	202502331
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Aurora at North Point
<b>Address</b>	64 Grouse Crescent	257 Mill Rock Road	67 Mira Gate
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2025	TB / 2025	OL / 2021
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1922 SF	1922 SF	1327 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Stone, Stucco	Stone, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Exterior walls, 2x6", Heat recovery ventilator,	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6", Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Parking Pad, Rear Drive Access
<b>Gds Included</b>			
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener,	
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	38 SF	36 SF	0 SF
<b>Depth</b>			0 SF
<b>Site Influence</b>	Park/reserve, Paved Street	Park/reserve, Paved Street	Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$0.00/2025	\$4,202.48/ 24
<b>List Price</b>	\$610,000	\$615,000	\$399,900
<b>List Price/SF</b>	\$317.38	\$319.98	\$301.36
<b>Sold Price</b>	\$610,572	\$617,077	\$390,000
<b>Sold Price/SF</b>	\$317.68	\$321.06	\$293.90
<b>Sell/List Ratio</b>	100.1%	100.3%	97.5%
<b>DOM</b>	3	3	5



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502225	202502090	202501982
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/River Grove	4E/Aurora at North Point
<b>Address</b>	1260 Fernbank Avenue	158 Attridge Lane	14 Aquila Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	OL / 2009	UC / 2025
<b>Type</b>	Townhouse	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bi-Level	Two Storey
<b>Living Area</b>	1250 SF	1396 SF	1396 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Concrete and steel, Wood Frame
<b>Exterior</b>	Brick, Other-Remarks, Stucco	Brick, Stucco	Composite, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery		
<b>Gds Included</b>		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	
<b>Parking</b>	Parking Pad, Rear Drive Access	Double Attached	Single Attached
<b>Lot Shape</b>		Pie Shaped	
<b>Frontage</b>			0 SF
<b>Depth</b>	110 SF		0 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Park/reserve, Paved Street,	Corner, Cul-De-Sac, Fenced, Golf Nearby, No Back Lane,	Playground Nearby, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$5,696.52/ 24	\$0.00/2025
<b>List Price</b>	\$399,900	\$549,900	\$445,899
<b>List Price/SF</b>	\$319.92	\$393.91	\$319.41
<b>Sold Price</b>	\$401,500	\$542,000	\$441,000
<b>Sold Price/SF</b>	\$321.20	\$388.25	\$315.90
<b>Sell/List Ratio</b>	100.4%	98.6%	98.9%
<b>DOM</b>	42	2	43



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502058	202502057	202501906
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Aurora at North Point
<b>Address</b>	1232 Fernbank Avenue	1228 Fernbank Avenue	22 Adara Alley
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	UC / 2024	UC / 2025
<b>Type</b>	Townhouse	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1321 SF	1321 SF	1370 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Composite, Stucco
<b>Exterior</b>	Brick, Other-Remarks, Vinyl	Brick, Other-Remarks, Vinyl	Composite, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	
<b>Gds Included</b>			
<b>Parking</b>	No Garage, Parking Pad	No Garage, Parking Pad	Parking Pad
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>			0 SF
<b>Depth</b>			0 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Paved Street	Back Lane, Paved Lane, Paved Street	Playground Nearby, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$0.00/2024	\$0.00/2021
<b>List Price</b>	\$399,900	\$395,000	\$479,720
<b>List Price/SF</b>	\$302.73	\$299.02	\$350.16
<b>Sold Price</b>	\$395,000	\$390,000	\$479,000
<b>Sold Price/SF</b>	\$299.02	\$295.23	\$349.64
<b>Sell/List Ratio</b>	98.8%	98.7%	99.8%
<b>DOM</b>	1	13	47



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501820	202501717	202501608
<b>Area/Neighbr</b>	4E/Aurora at North Point	4E/Riverbend	4E/Highland Pointe
<b>Address</b>	456 Northpoint Boulevard	28 Deepwood Cove	35 PLOVER Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2025	OL / 1990	UC / 2025
<b>Type</b>	Townhouse	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	1400 SF	1082 SF	1674 SF
<b>Fin Basement</b>	0.00 M2/0 SF	92.90 M2/1,000 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	
<b>Exterior</b>	Vinyl	Stone, Stucco, Wood Siding	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Roof Coverings, Windows	
<b>Features</b>		Air Conditioning-Central, Deck, High-Efficiency Furnace, Main Blinds, Dishwasher, Dryer, Garage door opener, Garage	Heat recovery ventilator, High-Efficiency Furnace, Laundry
<b>Gds Included</b>			
<b>Parking</b>	Parking Pad	Double Attached	Double Attached
<b>Lot Shape</b>		Pie Shaped	
<b>Frontage</b>			
<b>Depth</b>			
<b>Site Influence</b>	Lake View, Landscape, Playground Nearby, Shopping	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped deck,	Not Fenced, Playground Nearby, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2025	\$4,878.00/2020	\$0.00/ 0
<b>List Price</b>	\$402,812	\$464,500	\$599,900
<b>List Price/SF</b>	\$287.72	\$429.30	\$358.36
<b>Sold Price</b>	\$422,500	\$464,500	\$591,000
<b>Sold Price/SF</b>	\$301.79	\$429.30	\$353.05
<b>Sell/List Ratio</b>	104.9%	100.0%	98.5%
<b>DOM</b>	23	15	50



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501458	202501486	202501475
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Aurora at North Point
<b>Address</b>	15 Grouse Crescent	119 Whooping Crane Drive	211 Avior Drive E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2025	/ 2024	/ 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1897 SF	1486 SF	1488 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame		
<b>Exterior</b>	Other-Remarks, Stone, Stucco	Brick, Metal, Stucco	Vinyl, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Heat recovery ventilator,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	
<b>Gds Included</b>			
<b>Parking</b>	Double Attached	Single Attached, Front Drive Access, Garage door opener,	Parking Pad
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	36 SF	25 SF	
<b>Depth</b>	118 SF		
<b>Site Influence</b>	No Back Lane, Shopping Nearby	Flat Site, No Back Lane, Playground Nearby, Private Yard	Playground Nearby, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$0.00/ 24	\$0.00/2025
<b>List Price</b>	\$609,900	\$514,900	\$478,007
<b>List Price/SF</b>	\$321.51	\$346.50	\$321.24
<b>Sold Price</b>	\$595,000	\$509,900	\$493,380
<b>Sold Price/SF</b>	\$313.65	\$343.14	\$331.57
<b>Sell/List Ratio</b>	97.6%	99.0%	103.2%
<b>DOM</b>	81	42	17



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501473	202501457	202501229
<b>Area/Neighbr</b>	4E/Aurora at North Point	4E/Highland Pointe	4E/Riverbend
<b>Address</b>	22 Avior Drive E	11 Grouse Crescent	11 Shalimar Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2025	TB / 2025	OL / 1994
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Bungalow
<b>Living Area</b>	1909 SF	1690 SF	1523 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stone, Vinyl	Stone, Stucco, Vinyl	Stucco
<b>Fireplace(s)</b>	Glass Door		Marble fac
<b>Fireplace Fuel</b>	Electric		Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Vinyl Plank	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>		Sump Pump	Air Conditioning-Central, Deck, Hood Fan, Jetted Tub, Laundry - Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Gds Included</b>			
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	38 SF	34 SF	45 SF
<b>Depth</b>	120 SF		110 SF
<b>Site Influence</b>	Playground Nearby, Shopping Nearby, Public Transportation	Paved Street	Fenced, Golf Nearby, Landscaped deck, No Back
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2025	\$0.00/ 0	\$5,207.57/2024
<b>List Price</b>	\$631,969	\$559,900	\$469,900
<b>List Price/SF</b>	\$331.05	\$331.30	\$308.54
<b>Sold Price</b>	\$615,000	\$550,000	\$460,000
<b>Sold Price/SF</b>	\$322.16	\$325.44	\$302.04
<b>Sell/List Ratio</b>	97.3%	98.2%	97.9%
<b>DOM</b>	19	50	0



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501429	202501231	202501190
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Aurora at North Point	4E/Highland Pointe
<b>Address</b>	20 Grouse Crescent	151 Phoenix Way	111 Whooping Crane Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	OL / 2018	/ 2024
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1648 SF	1518 SF	1486 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame		Concrete, Wood Frame
<b>Exterior</b>	Metal, Stone, Stucco	Stone, Stucco, Vinyl	Brick, Metal, Stucco
<b>Fireplace(s)</b>	Tile Facing		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, See re
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator, Laundry - Dryer, Garage door opener, Refrigerator, Stove, Washer,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>			Garage door opener, Microwave
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Single Attached	Single Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	34 SF	25 SF	
<b>Depth</b>	118 SF	114 SF	118 SF
<b>Site Influence</b>	No Back Lane, Paved Street, Playground Nearby	Fenced, Landscape, No Back Lane, Playground Nearby,	Flat Site, No Back Lane, Playground Nearby, Private Yard
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$4,463.10/ 24	\$0.00/ 24
<b>List Price</b>	\$574,900	\$459,900	\$499,900
<b>List Price/SF</b>	\$348.85	\$302.96	\$336.41
<b>Sold Price</b>	\$574,900	\$455,000	\$499,900
<b>Sold Price/SF</b>	\$348.85	\$299.74	\$336.41
<b>Sell/List Ratio</b>	100.0%	98.9%	100.0%
<b>DOM</b>	40	1	14



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500888	202500647	202500783
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Aurora at North Point	4E/Highland Pointe
<b>Address</b>	208 Mill Rock Road	19 Phoenix Way	105 Clarkleigh Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	TB / 2026	OL / 2017	UC / 2025
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1859 SF	1495 SF	1733 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco, Vinyl	Stucco, Vinyl	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Central Exhaust, Deck, High-Efficiency	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>	Dishwasher, Microwave	Alarm system, Blinds, Dishwasher, Garage door	Dishwasher, Microwave
<b>Parking</b>	Double Attached	Double Attached	Parking Pad
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>	36 SF	24 SF	28 SF
<b>Depth</b>		131 SF	0 SF
<b>Site Influence</b>	Paved Street, Playground Nearby	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Back Lane, Paved Lane, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$4,543.44/ 24	\$0.00/ 25
<b>List Price</b>	\$609,294	\$474,900	\$499,900
<b>List Price/SF</b>	\$327.75	\$317.66	\$288.46
<b>Sold Price</b>	\$631,000	\$465,000	\$499,900
<b>Sold Price/SF</b>	\$339.43	\$311.04	\$288.46
<b>Sell/List Ratio</b>	103.6%	97.9%	100.0%
<b>DOM</b>	13	22	22



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500751	202500750	202428317
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Aurora at North Point	4E/Highland Pointe
<b>Address</b>	1280 Fernbank Avenue	226 Orion Crescent	175 Clarkleigh Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	OL / 2021	/ 2024
<b>Type</b>	Townhouse	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1250 SF	1826 SF	1389 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Composite, Stucco	Stone, Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Heat recovery ventilator,	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	High-Efficiency Furnace, Sump Pump
<b>Gds Included</b>	Dishwasher, Microwave, Refrigerator, Stove		
<b>Parking</b>	Oversized, Parking Pad, Plug-In, Paved Driveway, Rear Drive	Double Attached	Parking Pad
<b>Lot Shape</b>	Normal		
<b>Frontage</b>		0 SF	0 SF
<b>Depth</b>	110 SF	0 SF	0 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Paved Street, Playground Nearby,	No Back Lane, Other/remarks, Playground Nearby, Shopping	Other/remarks, Park/reserve
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$5,785.00/2024	\$1,478.92/2024
<b>List Price</b>	\$394,900	\$599,900	\$459,800
<b>List Price/SF</b>	\$315.92	\$328.53	\$331.03
<b>Sold Price</b>	\$394,900	\$585,000	\$462,000
<b>Sold Price/SF</b>	\$315.92	\$320.37	\$332.61
<b>Sell/List Ratio</b>	100.0%	97.5%	100.5%
<b>DOM</b>	11	42	62



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500588	202500610	202500563
<b>Area/Neighbr</b>	4E/Aurora at North Point	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	30 Adara Alley	1284 Fernbank Avenue	59 Sky Lark Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	/ 2024	TB / 2025
<b>Type</b>	Single Family Detached	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1380 SF	1250 SF	1354 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame	Concrete, Wood Frame	Concrete, Wood Frame
<b>Exterior</b>	Composite, Vinyl	Brick, Other-Remarks, Stucco	Other-Remarks, Stone, Stucco
<b>Fireplace(s)</b>			Direct vent, Tile Facing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator, Microwave	Engineered Floor Joist, Heat recovery ventilator,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>		Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	
<b>Parking</b>	Parking Pad	Parking Pad, Plug-In, Paved Driveway, Rear Drive Access	Parking Pad, Rear Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	28 SF		
<b>Depth</b>	112 SF	110 SF	
<b>Site Influence</b>	Flat Site, Back Lane, Paved Lane, Public Transportation	Back Lane, Paved Lane, Playground Nearby, Private Yard	Back Lane, Paved Lane, Paved Street, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2024	\$0.00/ 24	\$0.00/2025
<b>List Price</b>	\$434,900	\$394,900	\$459,900
<b>List Price/SF</b>	\$315.14	\$315.92	\$339.66
<b>Sold Price</b>	\$433,000	\$394,900	\$459,900
<b>Sold Price/SF</b>	\$313.77	\$315.92	\$339.66
<b>Sell/List Ratio</b>	99.6%	100.0%	100.0%
<b>DOM</b>	27	49	50



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500185	202500412	202500263
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	118 Summerscales Place	109 Clarkleigh Crescent	90 Clarkleigh Crescent
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2023	/ 2024	UC / 2025
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1600 SF	1370 SF	1551 SF
<b>Fin Basement</b>	65.03 M2/700 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Stone, Stucco	Composite, Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, No		Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Dishwasher, Microwave
<b>Parking</b>	Double Attached	Parking Pad	Single Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	34 SF	0 SF	24 SF
<b>Depth</b>	0 SF	0 SF	0 SF
<b>Site Influence</b>	No Back Lane	Back Lane	No Back Lane, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,800.00/2024	\$0.00/2025	\$0.00/ 25
<b>List Price</b>	\$609,000	\$469,628	\$479,990
<b>List Price/SF</b>	\$380.63	\$342.79	\$309.47
<b>Sold Price</b>	\$599,000	\$482,000	\$481,134
<b>Sold Price/SF</b>	\$374.38	\$351.82	\$310.21
<b>Sell/List Ratio</b>	98.4%	102.6%	100.2%
<b>DOM</b>	31	2	16



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500171	202500115	202428139
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Aurora at North Point	4E/Highland Pointe
<b>Address</b>	47 Duck Creek Drive	7 Aquila Road	51 Duck Creek Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	/ 2024	UC / 2024
<b>Type</b>	Single Family Attached	Single Family Attached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1500 SF	1426 SF	1500 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Other-Remarks, Stone, Stucco	Composite, Vinyl	Other-Remarks, Stone, Stucco
<b>Fireplace(s)</b>	Direct vent, Tile Facing		Direct vent, Tile Facing
<b>Fireplace Fuel</b>	Electric		Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Air Conditioning-Central, Heat recovery ventilator, Microwave	Exterior walls, 2x6", High-Efficiency Furnace, Hood
<b>Gds Included</b>			
<b>Parking</b>	Single Attached	Parking Pad, Plug-In, Rear Drive Access	Single Attached
<b>Lot Shape</b>	Normal		Pie Shaped
<b>Frontage</b>		27 SF	
<b>Depth</b>		107 SF	
<b>Site Influence</b>	Golf Nearby, Playground Nearby, Shopping Nearby	Back Lane, Paved Street, Playground Nearby, Public	Golf Nearby, Playground Nearby, Shopping Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$0.00/ 24	\$0.00/ 0
<b>List Price</b>	\$474,900	\$424,900	\$474,900
<b>List Price/SF</b>	\$316.60	\$297.97	\$316.60
<b>Sold Price</b>	\$474,900	\$422,500	\$474,900
<b>Sold Price/SF</b>	\$316.60	\$296.28	\$316.60
<b>Sell/List Ratio</b>	100.0%	99.4%	100.0%
<b>DOM</b>	92	5	74



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202308525	202428023	202427863
<b>Area/Neighbr</b>	4E/Aurora at North Point	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	75 phoenix Way	1272 Fernbank Avenue	131 Whooping Crane Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2019	/ 2024	/ 2024
<b>Type</b>	Single Family Attached	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1548 SF	1250 SF	1486 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Concrete, Wood Frame
<b>Exterior</b>	Stucco	Brick, Other-Remarks, Stucco	Brick, Metal, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Heat recovery ventilator,
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener		Garage door opener, Garage door opener remote(s)
<b>Parking</b>	Single Attached	Parking Pad, Rear Drive Access	Single Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	24 SF		26 SF
<b>Depth</b>		110 SF	118 SF
<b>Site Influence</b>	No Back Lane, Playground Nearby, Shopping Nearby, Public	Back Lane, Paved Lane, Park/reserve, Paved Street,	No Back Lane, Private Yard
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,630.72/2024	\$0.00/ 23	\$0.00/ 24
<b>List Price</b>	\$489,900	\$409,900	\$504,900
<b>List Price/SF</b>	\$316.47	\$327.92	\$339.77
<b>Sold Price</b>	\$485,000	\$409,900	\$509,798
<b>Sold Price/SF</b>	\$313.31	\$327.92	\$343.07
<b>Sell/List Ratio</b>	99.0%	100.0%	101.0%
<b>DOM</b>	9	51	55



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426215	202427561	202427754
<b>Area/Neighbr</b>	4E/West St Paul	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	78 Cornerstone Heights	27 Clarkleigh Crescent	217 Mill Rock Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	/ 2023	TB / 2025
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1428 SF	1391 SF	1922 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Composite, Other-Remarks, Stone	Other-Remarks	Stone, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	See remarks	See remarks	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>			Exterior walls, 2x6", Heat recovery ventilator,
<b>Gds Included</b>			
<b>Parking</b>	Single Attached	Other remarks	Double Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>			Normal
<b>Frontage</b>			36 SF
<b>Depth</b>			
<b>Site Influence</b>	No Back Lane, Other/remarks, Playground Nearby	Other/remarks	Park/reserve, Paved Street
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2023	\$0.00/2024	\$0.00/2023
<b>List Price</b>	\$467,500	\$489,000	\$599,900
<b>List Price/SF</b>	\$327.38	\$351.55	\$312.12
<b>Sold Price</b>	\$460,000	\$475,000	\$608,328
<b>Sold Price/SF</b>	\$322.13	\$341.48	\$316.51
<b>Sell/List Ratio</b>	98.4%	97.1%	101.4%
<b>DOM</b>	60	77	48



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202427635	202427634	202427141
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	1220 Fernbank Avenue	1224 Fernbank Avenue	115 Whooping Crane Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	UC / 2024	/ 2024
<b>Type</b>	Townhouse	Townhouse	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1321 SF	1321 SF	1486 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Concrete, Wood Frame
<b>Exterior</b>	Brick, Other-Remarks, Vinyl	Brick, Other-Remarks, Vinyl	Brick, Metal, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, See remarks, Vir
<b>Foundation</b>	Concrete, Piled	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Engineered Floor Joist, Heat recovery ventilator, Garage door opener, Garage door opener remote(s)
<b>Gds Included</b>			
<b>Parking</b>	No Garage, Parking Pad	No Garage, Parking Pad	Single Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal	Normal	Normal
<b>Frontage</b>			26 SF
<b>Depth</b>			118 SF
<b>Site Influence</b>	Back Lane, Paved Lane, Paved Street	Back Lane, Paved Lane, Paved Street	No Back Lane, Playground Nearby, Private Yard
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/2023	\$0.00/2023	\$0.00/ 24
<b>List Price</b>	\$394,900	\$394,900	\$509,900
<b>List Price/SF</b>	\$298.94	\$298.94	\$343.14
<b>Sold Price</b>	\$390,000	\$390,000	\$509,900
<b>Sold Price/SF</b>	\$295.23	\$295.23	\$343.14
<b>Sell/List Ratio</b>	98.8%	98.8%	100.0%
<b>DOM</b>	56	69	54



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426886	202426834	202426792
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	123 Whooping Crane Drive	27 Duck Creek Drive	164 Duck Creek Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 2024	UC / 2024	UC / 2024
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1486 SF	1387 SF	1468 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full, Walkout
<b>Construction</b>	Concrete, Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Metal, Stucco	Other-Remarks, Stone, Stucco	Other-Remarks, Stone, Stucco
<b>Fireplace(s)</b>		Direct vent, Tile Facing	Direct vent, Tile Facing
<b>Fireplace Fuel</b>		Electric	Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Exterior walls, 2x6", High-Efficiency Furnace, Hood
<b>Gds Included</b>			
<b>Parking</b>	Single Attached, Front Drive Access, Garage door opener,	Single Attached	Single Attached, Front Drive Access, Garage door opener,
<b>Lot Shape</b>	Normal		
<b>Frontage</b>			
<b>Depth</b>	118 SF		
<b>Site Influence</b>	Flat Site, No Back Lane, Playground Nearby, Private Yard	Corner, Paved Lane, Paved Street, Playground Nearby,	Lakefront, Paved Lane, Landscape, Paved Street,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Electric
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 24	\$0.00/ 0	\$0.00/ 0
<b>List Price</b>	\$499,900	\$449,900	\$489,900
<b>List Price/SF</b>	\$336.41	\$324.37	\$333.72
<b>Sold Price</b>	\$502,500	\$449,900	\$489,900
<b>Sold Price/SF</b>	\$338.16	\$324.37	\$333.72
<b>Sell/List Ratio</b>	100.5%	100.0%	100.0%
<b>DOM</b>	59	29	72



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202426791	202420648	202421329
<b>Area/Neighbr</b>	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
<b>Address</b>	23 Duck Creek Drive	21 WHOOPING CRANE Drive	252 LOGGERHEAD Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	UC / 2024	TB / 2024	TB / 2024
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	1387 SF	2174 SF	1707 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 5 TBD: 5	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full, Walkout	Full
<b>Construction</b>		Wood Frame	Wood Frame
<b>Exterior</b>	Other-Remarks, Stone, Stucco	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>	Direct vent, Tile Facing		
<b>Fireplace Fuel</b>	Electric		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete, Piled
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Exterior walls, 2x6", Heat recovery ventilator,	Exterior walls, 2x6", Heat recovery ventilator,
<b>Gds Included</b>			
<b>Parking</b>	Single Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>		40 SF	34 SF
<b>Depth</b>		180 SF	
<b>Site Influence</b>	Corner, Paved Lane, Paved Street, Playground Nearby,	Golf Nearby, Lake Access Property, Not Landscaped,	No Back Lane, Paved Street, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Electric	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$0.00/ 0	\$0.00/2023	\$0.00/2023
<b>List Price</b>	\$449,900	\$698,900	\$575,000
<b>List Price/SF</b>	\$324.37	\$321.48	\$336.85
<b>Sold Price</b>	\$449,900	\$782,685	\$568,512
<b>Sold Price/SF</b>	\$324.37	\$360.02	\$333.05
<b>Sell/List Ratio</b>	100.0%	112.0%	98.9%
<b>DOM</b>	33	130	118



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202513664	202513298	202512916
<b>Area/Neighbr</b>	4F/Garden City	4F/Garden City	4F/Garden City
<b>Address</b>	59 Arrowhead Court	1133 Diplomat Drive	11 Yanofsky Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2005	OL / 1981	OL / 1980
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Two Storey	Bungalow
<b>Living Area</b>	1140 SF	1935 SF	998 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 2 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding	Brick, Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Corner	Brick Facing	Brick Facing
<b>Fireplace Fuel</b>	Electric	Wood	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Tile, Wood	Tile, Vinyl, Vinyl Plank, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Kitchen	Basement, Bathroom, Flooring, Kitch	Flooring, Kitchen, Roof Coverings, V
<b>Features</b>	Air Conditioning-Central, Deck, Dog run fenced in,	Air Conditioning-Central, Hot Tub, Laundry - Main Floor,	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
<b>Parking</b>	Double Attached	Double Attached	Single Detached, Garage door opener, Rear Drive Access
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	42 SF	57 SF	45 SF
<b>Depth</b>	0 SF	106 SF	100 SF
<b>Site Influence</b>	Cul-De-Sac, Fenced, Landscaped deck, No Back	Landscape, Other/remarks, Paved Street, Playground	Back Lane, Landscaped patio, Paved Street, Playground
<b>Heating</b>	Forced Air	Hot Water	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,557.07/ 24	\$5,450.13/ 24	\$4,215.57/2024
<b>List Price</b>	\$489,900	\$524,900	\$379,900
<b>List Price/SF</b>	\$429.74	\$271.27	\$380.66
<b>Sold Price</b>	\$505,000	\$626,000	\$447,550
<b>Sold Price/SF</b>	\$442.98	\$323.51	\$448.45
<b>Sell/List Ratio</b>	103.1%	119.3%	117.8%
<b>DOM</b>	8	6	6



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511326	202510817	202510828
<b>Area/Neighbr</b>	4F/Garden City	4F/Amber Trails	4F/Old Kildonan
<b>Address</b>	2079 Sinclair Street	28 Mosselle Drive	6 Governor's Court
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1980	OL / 2012	OL / 1979
<b>Type</b>	Single Family Detached	Single Family Detached	Townhouse
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-4 Level	Cab-Over	Two Storey
<b>Living Area</b>	1824 SF	1681 SF	1114 SF
<b>Fin Basement</b>	41.34 M2/445 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Brick, Stucco	Stone, Stucco	Other-Remarks
<b>Fireplace(s)</b>	Stone	Other - See remarks, Tile Facing	
<b>Fireplace Fuel</b>	Wood	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, See re	Laminate, See remarks
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Flooring, Other remarks	
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, Garburator, Pool, inground	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Sump Pump
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See
<b>Parking</b>	Tandem Garage	Double Attached	Parking Pad
<b>Lot Shape</b>			
<b>Frontage</b>	52 SF	42 SF	16 SF
<b>Depth</b>	109 SF		
<b>Site Influence</b>	Landscaped patio, Paved Street, Playground Nearby, Shopping	No Back Lane, Other/remarks, Playground Nearby, Public	Fenced, Flat Site, Other/remarks
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,186.93/2024	\$6,301.98/2024	\$2,879.33/ 24
<b>List Price</b>	\$419,900	\$595,000	\$289,900
<b>List Price/SF</b>	\$230.21	\$353.96	\$260.23
<b>Sold Price</b>	\$453,000	\$630,000	\$310,000
<b>Sold Price/SF</b>	\$248.36	\$374.78	\$278.28
<b>Sell/List Ratio</b>	107.9%	105.9%	106.9%
<b>DOM</b>	6	13	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510387	202509201	202509034
<b>Area/Neighbr</b>	4F/Amber Trails	4F/Garden City	4F/Parkway Village
<b>Address</b>	114 Darbrett Bay	51 Blundell Bay	115 Ambassador Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2009	OL / 1984	OL / 1978
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1821 SF	1735 SF	1622 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Concrete, Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>		Stone	Insert
<b>Fireplace Fuel</b>		Wood	Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood	Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Furnace, Other remarks, Roof Cover	
<b>Features</b>	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, No Pet
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	40 SF	57 SF	
<b>Depth</b>	123 SF	150 SF	
<b>Site Influence</b>	Fenced, Landscape, No Back Lane, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Landscaped patio, No Back	Fenced, Landscaped deck, Paved Street, Playground
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,013.76/2024	\$5,882.53/ 24	\$5,030.55/2024
<b>List Price</b>	\$599,000	\$534,900	\$529,900
<b>List Price/SF</b>	\$328.94	\$308.30	\$326.70
<b>Sold Price</b>	\$575,000	\$570,000	\$500,000
<b>Sold Price/SF</b>	\$315.76	\$328.53	\$308.26
<b>Sell/List Ratio</b>	96.0%	106.6%	94.4%
<b>DOM</b>	22	6	22



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202509085	202509214	202508455
<b>Area/Neighbr</b>	4F/Amber Trails	4F/Amber Gates	4F/Garden City
<b>Address</b>	126 Mosselle Drive	28 Ambergate Drive	804 Swailes Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2014	/ 1990	OL / 1989
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Two Storey	Bungalow
<b>Living Area</b>	1892 SF	2194 SF	1335 SF
<b>Fin Basement</b>	88.72 M2/955 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Brick, Stucco, Vinyl	Brick & Siding, Stucco
<b>Fireplace(s)</b>	Glass Door	Tile Facing	
<b>Fireplace Fuel</b>	Gas	Gas	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Other remarks
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
<b>Parking</b>	Double Attached	Double Attached	Double Attached
<b>Lot Shape</b>	Normal		
<b>Frontage</b>		56 SF	50 SF
<b>Depth</b>		118 SF	110 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Playground Nearby, Private	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Landscaped deck, No Back Lane, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,139.02/2024	\$5,831.27/2024	\$5,041.51/ 24
<b>List Price</b>	\$638,000	\$549,900	\$484,900
<b>List Price/SF</b>	\$337.21	\$250.64	\$363.22
<b>Sold Price</b>	\$638,000	\$620,000	\$540,500
<b>Sold Price/SF</b>	\$337.21	\$282.59	\$404.87
<b>Sell/List Ratio</b>	100.0%	112.7%	111.5%
<b>DOM</b>	9	7	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507223	202508326	202508165
<b>Area/Neighbr</b>	4F/Amber Trails	4F/Amber Trails	4F/Garden City
<b>Address</b>	132 Amber Trail	94 Strasbourg Drive	2828 Mcphillips Street E
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1992	OL / 2005	OL / 1960
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Cab-Over	Bi-Level
<b>Living Area</b>	1736 SF	1682 SF	1450 SF
<b>Fin Basement</b>	0.00 M2/0 SF		111.48 M2/1,200 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 2 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 0 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Concrete, Wood Frame
<b>Exterior</b>	Brick, Stucco	Stucco	Vinyl
<b>Fireplace(s)</b>	Corner, Glass Door	Stone	
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Laminate, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Metal
<b>Remodelled</b>	Flooring, Furnace, Partly, Windows		
<b>Features</b>	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,
<b>Gds Included</b>	Alarm system, Blinds, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Garage door opener, Stoves	
<b>Parking</b>	Double Attached	Double Attached	Double Attached, Plug-In, Unpaved Driveway
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	53 SF	46 SF	100 SF
<b>Depth</b>	122 SF	122 SF	365 SF
<b>Site Influence</b>	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Fenced, Lake View, Landscaped deck, No Back Lane, Playground	Country Residence, Fenced, Vegetable Garden, Low
<b>Heating</b>	Forced Air	Forced Air	Baseboard, Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Electric, Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Well
<b>Sewer</b>	Municipal/Community	Municipal/Community	Septic Tank & Field
<b>Gross Tax</b>	\$5,692.64/2024	\$6,140.67/ 24	\$3,685.61/2024
<b>List Price</b>	\$534,932	\$599,900	\$999,999
<b>List Price/SF</b>	\$308.14	\$356.66	\$689.65
<b>Sold Price</b>	\$570,000	\$602,000	\$900,000
<b>Sold Price/SF</b>	\$328.34	\$357.91	\$620.69
<b>Sell/List Ratio</b>	106.6%	100.4%	90.0%
<b>DOM</b>	7	7	31



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202507979	202507585	202507230
<b>Area/Neighbr</b>	4F/Garden City	4F/Amber Gates	4F/Old Kildonan
<b>Address</b>	140 Ambassador Row	273 Cartesian Gate	8 Winestock Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1981	OL / 2019	OL / 1993
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Two Storey	Two Storey
<b>Living Area</b>	2012 SF	1598 SF	2085 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Stucco, Wood Siding	Stucco, Vinyl	Brick, Stucco, Vinyl
<b>Fireplace(s)</b>	Glass Door, Stone		Stone
<b>Fireplace Fuel</b>	Wood		Gas
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete, Piled	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks, Roof Coverings, Win		Flooring, Furnace, Kitchen, Windows
<b>Features</b>	Air Conditioning-Central, Laundry - Main Floor	Air Conditioning-Central, Central Exhaust, Closet Organizers,	Air Conditioning-Central, Closet Organizers, Jetted Tub, Laundry
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Garage door opener
<b>Parking</b>	Double Attached	Single Attached	Double Attached, Garage door opener
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	60 SF	25 SF	
<b>Depth</b>	106 SF	118 SF	
<b>Site Influence</b>	Fenced, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscaped deck, Paved Street,	Cul-De-Sac, Fenced, Vegetable Garden, Landscaped patio,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,504.37/2024	\$4,731.91/2024	\$5,491.09/2024
<b>List Price</b>	\$559,900	\$469,900	\$539,900
<b>List Price/SF</b>	\$278.28	\$294.06	\$258.94
<b>Sold Price</b>	\$559,900	\$480,000	\$550,000
<b>Sold Price/SF</b>	\$278.28	\$300.38	\$263.79
<b>Sell/List Ratio</b>	100.0%	102.1%	101.9%
<b>DOM</b>	19	9	14



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506270	202507105	202506589
<b>Area/Neighbr</b>	4F/Garden City	4F/Garden City	4F/Amber Gates
<b>Address</b>	108 Ambassador Row	144 Arrowwood Drive N	385 Cartesian Gate
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1979	OL / 1959	OL / 2022
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	2289 SF	1260 SF	1489 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick	Stone, Vinyl	Stucco, Vinyl
<b>Fireplace(s)</b>	Brick Facing, Other - See remarks		
<b>Fireplace Fuel</b>	Electric, Wood		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Wood	Wall-to-wall carpet, Tile, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Kitchen	Other remarks	
<b>Features</b>	Accessibility Features – See Remarks, Air	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener	Double Detached, Parking Pad	Single Attached
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	65 SF	0 SF	
<b>Depth</b>	0 SF	0 SF	
<b>Site Influence</b>	Fenced, Golf Nearby, Landscaped deck, No Back	Corner	Not Fenced
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,800.98/ 24	\$4,178.37/2024	\$4,776.31/2024
<b>List Price</b>	\$539,900	\$374,900	\$489,999
<b>List Price/SF</b>	\$235.87	\$297.54	\$329.08
<b>Sold Price</b>	\$590,000	\$415,500	\$475,000
<b>Sold Price/SF</b>	\$257.75	\$329.76	\$319.01
<b>Sell/List Ratio</b>	109.3%	110.8%	96.9%
<b>DOM</b>	8	9	13



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506423	202506462	202506422
<b>Area/Neighbr</b>	4F/Amber Trails	4F/Amber Trails	4F/Garden City
<b>Address</b>	19 Verona Drive	76 Ambergate Drive	18 Holiday Place
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1996	/ 1992	OL / 1989
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Attached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bi-Level
<b>Living Area</b>	1719 SF	2434 SF	1101 SF
<b>Fin Basement</b>	0.00 M2/0 SF	92.90 M2/1,000 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	
<b>Exterior</b>	Brick, Stucco	Brick, Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>	Tile Facing	Glass Door, Insert	
<b>Fireplace Fuel</b>	Gas	Electric	
<b>Flooring</b>	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Laundry - Main Floor, Main floor full	Air Conditioning-Central, Bar dry, Cook Top, Deck, Hood Fan,	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,
<b>Gds Included</b>	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached	Double Attached	Single Attached
<b>Lot Shape</b>			
<b>Frontage</b>	60 SF	0 SF	0 SF
<b>Depth</b>	117 SF	0 SF	0 SF
<b>Site Influence</b>	Low maintenance landscaped, Landscaped deck, No Back	Corner, Fenced, Landscaped deck, Playground Nearby,	No Back Lane, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,977.68/2025	\$6,940.87/2024	\$3,917.37/2024
<b>List Price</b>	\$499,900	\$619,800	\$329,900
<b>List Price/SF</b>	\$290.81	\$254.64	\$299.64
<b>Sold Price</b>	\$557,000	\$587,000	\$405,000
<b>Sold Price/SF</b>	\$324.03	\$241.17	\$367.85
<b>Sell/List Ratio</b>	111.4%	94.7%	122.8%
<b>DOM</b>	8	30	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506175	202506049	202505254
<b>Area/Neighbr</b>	4F/Garden City	4F/Garden City	4F/Amber Trails
<b>Address</b>	11 Nurgitz Bay	139 Ambassador Row	19 COURLAND Bay
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1986	/ 1978	OL / 2001
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey Split	Bungalow	Two Storey
<b>Living Area</b>	1880 SF	1858 SF	1695 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>		Wood Frame	Brick
<b>Exterior</b>	Brick, Vinyl	Brick, Stucco	Stucco
<b>Fireplace(s)</b>	Brick Facing	Tile Facing	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Tile, Wood	Vinyl, Vinyl Plank, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Roof Coverings, Windows	Bathroom, Electrical, Kitchen	Flooring, Windows
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
<b>Parking</b>	Double Attached	Double Attached, Front Drive Access	Double Attached
<b>Lot Shape</b>			
<b>Frontage</b>	60 SF	65 SF	
<b>Depth</b>	100 SF	110 SF	
<b>Site Influence</b>	Fenced, Shopping Nearby, Public Transportation	Corner, Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Accessibility Access, Playground Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,616.60/2024	\$5,889.65/ 24	\$4,425.71/2024
<b>List Price</b>	\$499,900	\$549,900	\$539,900
<b>List Price/SF</b>	\$265.90	\$295.96	\$318.53
<b>Sold Price</b>	\$495,000	\$541,000	\$528,945
<b>Sold Price/SF</b>	\$263.30	\$291.17	\$312.06
<b>Sell/List Ratio</b>	99.0%	98.4%	98.0%
<b>DOM</b>	6	21	28



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505702	202505619	202505513
<b>Area/Neighbr</b>	4F/Amber Trails	4F/Garden City	4F/Garden City
<b>Address</b>	264 Thorn Drive	3002 Sinclair Street	567 Templeton Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2016	OL / 1978	OL / 1987
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Two Storey
<b>Living Area</b>	2257 SF	900 SF	1280 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	60.39 M2/650 SF
<b>Bedrooms</b>	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stucco	Stucco, Wood Siding	Stone, Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl Plank	Laminate, Vinyl Plank	Laminate, Vinyl
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Parking Pad	Double Attached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	44 SF	0 SF	60 SF
<b>Depth</b>	114 SF	0 SF	110 SF
<b>Site Influence</b>	Fenced, Flat Site, Landscaped deck, Landscaped patio, No	Corner, Paved Street, Playground Nearby, Shopping	Fenced, Flat Site, Fruit Trees/Shrubs, Vegetable Garden,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,764.77/ 24	\$3,189.00/2024	\$4,706.89/2024
<b>List Price</b>	\$699,900	\$334,900	\$479,900
<b>List Price/SF</b>	\$310.10	\$372.11	\$374.92
<b>Sold Price</b>	\$715,800	\$322,000	\$479,500
<b>Sold Price/SF</b>	\$317.15	\$357.78	\$374.61
<b>Sell/List Ratio</b>	102.3%	96.1%	99.9%
<b>DOM</b>	9	20	11



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505414	202505073	202504719
<b>Area/Neighbr</b>	4F/Amber Gates	4F/Amber Trails	4F/Amber Trails
<b>Address</b>	36 Pennyhill Gate	245 Amber Trail	136 Morava Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2019	/ 2010	/ 2010
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Cab-Over	Two Storey	Cab-Over
<b>Living Area</b>	1600 SF	1709 SF	1914 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Brick & Siding	Stone, Stucco, Wood Siding	Stone, Stucco
<b>Fireplace(s)</b>		Tile Facing	Tile Facing
<b>Fireplace Fuel</b>	See remarks	Gas	Gas
<b>Flooring</b>	See remarks	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			
<b>Features</b>	Air Conditioning-Central, Laundry - Main Floor, Sump Pump	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener remote(s),
<b>Parking</b>	Double Attached	Double Attached	Double Attached, Front Drive Access
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	49 SF	42 SF
<b>Depth</b>	0 SF	114 SF	118 SF
<b>Site Influence</b>	Country Residence, Landscape, Landscaped deck, Landscaped	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Landscaped deck, No Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,126.00/2024	\$6,230.11/2024	\$7,039.75/2024
<b>List Price</b>	\$579,000	\$574,900	\$619,900
<b>List Price/SF</b>	\$361.88	\$336.40	\$323.88
<b>Sold Price</b>	\$574,000	\$565,000	\$600,000
<b>Sold Price/SF</b>	\$358.75	\$330.60	\$313.48
<b>Sell/List Ratio</b>	99.1%	98.3%	96.8%
<b>DOM</b>	21	24	43



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504189	202504249	202504564
<b>Area/Neighbr</b>	4F/Amber Gates	4F/Garden City	4F/Old Kildonan
<b>Address</b>	74 Pennyhill Gate	726 Leila Avenue	75 Northmount Cove
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2020	OL / 1969	OL / 2005
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bi-Level
<b>Living Area</b>	2219 SF	960 SF	1151 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco, Vinyl	Stucco	Other-Remarks, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Laminate, Vinyl	Vinyl, Wood
<b>Foundation</b>	Concrete, Piled	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Roof Coverings
<b>Features</b>	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Hood Fan	
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system
<b>Parking</b>	Double Attached	Double Detached, Rear Drive Access, Recreational Vehicle	Double Attached
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF		0 SF
<b>Depth</b>	0 SF		0 SF
<b>Site Influence</b>	Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,608.07/2025	\$3,945.89/2024	\$5,490.31/2024
<b>List Price</b>	\$624,888	\$369,900	\$499,800
<b>List Price/SF</b>	\$281.61	\$385.31	\$434.23
<b>Sold Price</b>	\$590,000	\$350,000	\$499,900
<b>Sold Price/SF</b>	\$265.89	\$364.58	\$434.32
<b>Sell/List Ratio</b>	94.4%	94.6%	100.0%
<b>DOM</b>	24	11	9



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202504403	202504197	202503539
<b>Area/Neighbr</b>	4F/Amber Trails	4F/Garden City	4F/Garden City
<b>Address</b>	12 Brenner Bay	618 Templeton Avenue	626 Templeton Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1996	OL / 1986	OL / 1985
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bi-Level	Bungalow	Split-4 Level
<b>Living Area</b>	1529 SF	1743 SF	1810 SF
<b>Fin Basement</b>	0.00 M2/0 SF	139.35 M2/1,500 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Crawl space, Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco	Brick, Stucco	Brick, Stucco, Wood Siding
<b>Fireplace(s)</b>	Tile Facing	Brick Facing	Stone
<b>Fireplace Fuel</b>	Gas	Wood	Wood
<b>Flooring</b>	Wall-to-wall carpet, Laminate, See remarks	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, See remarks, Wc
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Flooring, Furnace, Other remarks, R	Windows	
<b>Features</b>	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Laundry - Main Floor, Main floor full	
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached, Garage door opener
<b>Lot Shape</b>			
<b>Frontage</b>	57 SF	60 SF	60 SF
<b>Depth</b>	118 SF	0 SF	111 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Landscaped deck, Landscaped	Fenced, Shopping Nearby, Public Transportation	Fenced, Landscaped deck, No Back Lane, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,350.84/2024	\$5,666.48/2024	\$5,516.85/ 24
<b>List Price</b>	\$619,900	\$499,999	\$479,900
<b>List Price/SF</b>	\$405.43	\$286.86	\$265.14
<b>Sold Price</b>	\$620,000	\$540,000	\$470,000
<b>Sold Price/SF</b>	\$405.49	\$309.81	\$259.67
<b>Sell/List Ratio</b>	100.0%	108.0%	97.9%
<b>DOM</b>	7	8	30



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503397	202503471	202502647
<b>Area/Neighbr</b>	4F/Old Kildonan	4F/Garden City	4F/Amber Gates
<b>Address</b>	917 Beecher Avenue	30 Nurgitz Bay	290 Cartesian Gate
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1956	OL / 1985	OL / 2019
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Two Storey
<b>Living Area</b>	1076 SF	1775 SF	1833 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco	Stucco	Stone, Stucco
<b>Fireplace(s)</b>			Insert
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Bathroom, Furnace, Roof Coverings	
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Central Exhaust, Closet Organizers,
<b>Gds Included</b>	Dishwasher, Window Coverings	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Double Attached, Front Drive Access, Oversized, Recreational	Double Attached, Front Drive Access, Oversized	Double Attached
<b>Lot Shape</b>			
<b>Frontage</b>	93 SF	0 SF	38 SF
<b>Depth</b>	135 SF	0 SF	114 SF
<b>Site Influence</b>	Landscape, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Back Lane, Paved Street, Playground	Fenced, Flat Site, Landscape, Landscaped deck, Paved Street, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,740.37/ 24	\$5,900.08/ 24	\$5,890.43/ 24
<b>List Price</b>	\$344,900	\$519,900	\$599,990
<b>List Price/SF</b>	\$320.54	\$292.90	\$327.33
<b>Sold Price</b>	\$462,000	\$560,000	\$570,000
<b>Sold Price/SF</b>	\$429.37	\$315.49	\$310.97
<b>Sell/List Ratio</b>	134.0%	107.7%	95.0%
<b>DOM</b>	3	8	38



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503056	202502920	202502161
<b>Area/Neighbr</b>	4F/Old Kildonan	4F/Garden City	4F/Amber Trails
<b>Address</b>	30 Governor's Court	84 Viola Street	12 Vistula Way
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1979	OL / 1962	OL / 1991
<b>Type</b>	Single Family Attached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1114 SF	1202 SF	1734 SF
<b>Fin Basement</b>	0.00 M2/0 SF	92.90 M2/1,000 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Brick, Stucco, Vinyl	Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>		Stone, Stove	Tile Facing
<b>Fireplace Fuel</b>		Wood	Gas
<b>Flooring</b>	Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Furnace, Other remarks, Roof Cover
<b>Features</b>	Air Conditioning-Central, Patio	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Main
<b>Gds Included</b>	Dryer, Fridges - Two, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Parking</b>	Double Detached, Garage door opener, Heated, Insulated,	Single Detached, Paved Driveway	Double Attached
<b>Lot Shape</b>		Normal	Normal
<b>Frontage</b>	22 SF	52 SF	55 SF
<b>Depth</b>	120 SF	104 SF	114 SF
<b>Site Influence</b>	Fenced, Fruit Trees/Shrubs, Golf Nearby, Back Lane, Landscaped	Fenced, Landscape, No Back Lane, Shopping Nearby, Public	Fenced, Landscaped deck, No Back Lane, Other/remarks,
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,120.53/ 24	\$4,289.16/2024	\$6,292.07/2024
<b>List Price</b>	\$325,000	\$379,900	\$574,900
<b>List Price/SF</b>	\$291.74	\$316.06	\$331.55
<b>Sold Price</b>	\$315,000	\$421,000	\$555,000
<b>Sold Price/SF</b>	\$282.76	\$350.25	\$320.07
<b>Sell/List Ratio</b>	96.9%	110.8%	96.5%
<b>DOM</b>	83	7	47



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501569	202500892	202500183
<b>Area/Neighbr</b>	4F/Amber Gates	4F/Old Kildonan	4F/Amber Trails
<b>Address</b>	22 Daylan Marshall Gate	42 Holiday Place	135 Mosselle Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 2018	OL / 1987	OL / 2013
<b>Type</b>	Single Family Attached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bi-Level	Cab-Over
<b>Living Area</b>	1489 SF	1114 SF	1711 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 5
<b>Baths</b>	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stone, Stucco	Stone, Stucco	Stone, Stucco
<b>Fireplace(s)</b>		Double-sided	Tile Facing
<b>Fireplace Fuel</b>		Gas	Gas
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet	Wall-to-wall carpet, Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Other remarks	
<b>Features</b>	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Main floor full bathroom, No Pet Home	
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
<b>Parking</b>	Single Attached, Front Drive Access	Single Attached	Double Attached
<b>Lot Shape</b>			
<b>Frontage</b>	0 SF	0 SF	0 SF
<b>Depth</b>	0 SF		0 SF
<b>Site Influence</b>	No Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Landscape, No Back Lane, Playground Nearby,	Fenced, Landscape, Landscaped deck, No Back Lane
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,503.84/2024	\$3,911.81/ 24	\$6,512.53/2024
<b>List Price</b>	\$449,900	\$299,800	\$649,900
<b>List Price/SF</b>	\$302.15	\$269.12	\$379.84
<b>Sold Price</b>	\$471,500	\$380,900	\$627,500
<b>Sold Price/SF</b>	\$316.66	\$341.92	\$366.74
<b>Sell/List Ratio</b>	104.8%	127.1%	96.6%
<b>DOM</b>	10	8	10



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202500076	202426878	202426129
<b>Area/Neighbr</b>	4F/Garden City	4F/Garden City	4F/Garden City
<b>Address</b>	43 Nurgitz Bay	2 Birchtree Place	6 Tully Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1985	/ 1978	OL / 1983
<b>Type</b>	Single Family Detached	Single Family Attached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey Split	Two Storey
<b>Living Area</b>	1585 SF	950 SF	1946 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Concrete, Wood Frame	Wood Frame
<b>Exterior</b>	Stone, Stucco	Stucco	Stucco, Vinyl
<b>Fireplace(s)</b>	Stone	Stone	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom, Flooring, Kitchen, Window
<b>Features</b>	Deck	No Pet Home, No Smoking Home, Smoke Detectors, Sump	Air Conditioning-Central, Deck, Garburator, High-Efficiency Alarm system, Blinds, Dishwasher, Dryer, Garage door
<b>Gds Included</b>	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,		Double Attached
<b>Parking</b>	Double Attached, Front Drive Access, Garage door opener,	Carport	
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	58 SF	41 SF	
<b>Depth</b>	0 SF	100 SF	
<b>Site Influence</b>	Fenced, Vegetable Garden, Landscaped deck, No Back	Corner, Fenced, Flat Site, No Back Lane, Playground Nearby	Fenced, Landscape, Paved Street, Playground Nearby, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,627.64/ 24	\$3,427.38/2024	\$4,974.95/2024
<b>List Price</b>	\$458,000	\$280,000	\$489,900
<b>List Price/SF</b>	\$288.96	\$294.74	\$251.75
<b>Sold Price</b>	\$446,500	\$275,000	\$485,000
<b>Sold Price/SF</b>	\$281.70	\$289.47	\$249.23
<b>Sell/List Ratio</b>	97.5%	98.2%	99.0%
<b>DOM</b>	9	36	51



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202425655	202512999	202511553
<b>Area/Neighbr</b>	4F/Amber Trails	4G/Garden City	4G/Garden City
<b>Address</b>	3 Brenner Bay	7 Dafoe Boulevard	1057 Lansdowne Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1997	OL / 1958	OL / 1956
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1884 SF	1059 SF	1092 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 2
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Brick		
<b>Exterior</b>	Stucco	Brick, Brick & Siding, Stucco	Stucco
<b>Fireplace(s)</b>	Brick Facing		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl,	Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Furnace, Kitchen, Other r		
<b>Features</b>		Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Main floor full bathroom
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dryer, Garage door opener, Garage door opener	Refrigerator, Storage Shed, Stove
<b>Parking</b>	Triple Attached	Single Detached	Double Detached
<b>Lot Shape</b>			
<b>Frontage</b>	66 SF	0 SF	42 SF
<b>Depth</b>		0 SF	0 SF
<b>Site Influence</b>	Corner, Fenced, Lake View, Landscaped deck, No Back	Fenced, Landscape, No Back Lane, Park/reserve, Playground	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric, Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$6,854.72/2024	\$4,085.56/2024	\$3,777.89/ 24
<b>List Price</b>	\$634,900	\$339,900	\$299,900
<b>List Price/SF</b>	\$337.00	\$320.96	\$274.63
<b>Sold Price</b>	\$622,500	\$455,000	\$361,500
<b>Sold Price/SF</b>	\$330.41	\$429.65	\$331.04
<b>Sell/List Ratio</b>	98.0%	133.9%	120.5%
<b>DOM</b>	57	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202511519	202510897	202510833
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	60 Teakwood Avenue	64 Gilia Drive	18 Colish Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1959	OL / 1961	OL / 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Split-3 Level	Bungalow
<b>Living Area</b>	1114 SF	1109 SF	1320 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	None, Slab
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Brick & Siding, Stucco	Vinyl
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Vinyl	Wall-to-wall carpet, Tile, Wood	Laminate, Tile
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Basement, Bathroom, Exterior, Kitch	
<b>Features</b>			Air Conditioning-Central, Deck, Hood Fan
<b>Gds Included</b>	Dishwasher, Dryer, Dryers - Two, Fridges - Two, Garage door	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Freezer, Garage door opener, Garage
<b>Parking</b>	Single Detached, Parking Pad, Rear Drive Access	Double Attached, Front Drive Access, Garage door opener,	Double Detached, Garage door opener, Paved Driveway, Rear
<b>Lot Shape</b>			
<b>Frontage</b>	45 SF	55 SF	60 SF
<b>Depth</b>	0 SF		125 SF
<b>Site Influence</b>	Corner, Fenced, Back Lane, Paved Lane, Public	Corner, Fenced, Flat Site, Golf Nearby, Landscaped patio	Fenced, Low maintenance landscaped, Other/remarks,
<b>Heating</b>	Hot Water	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$2,199.39/2025	\$4,480.06/ 24	\$3,908.33/2024
<b>List Price</b>	\$399,900	\$399,900	\$369,900
<b>List Price/SF</b>	\$358.98	\$360.60	\$280.23
<b>Sold Price</b>	\$430,000	\$491,000	\$380,000
<b>Sold Price/SF</b>	\$386.00	\$442.74	\$287.88
<b>Sell/List Ratio</b>	107.5%	122.8%	102.7%
<b>DOM</b>	7	6	14



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202510583	202510675	202509437
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	57 Arrowwood Drive N	22 Pearce Avenue	43 Cherryhill Road
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1960	OL / 1958	OL / 1957
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Split-3 Level
<b>Living Area</b>	1179 SF	1085 SF	1713 SF
<b>Fin Basement</b>	0.00 M2/O SF		0.00 M2/O SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Crawl space, Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Stucco, Vinyl	Brick & Siding, Stucco	Stone, Stucco, Vinyl
<b>Fireplace(s)</b>	Other - See remarks		
<b>Fireplace Fuel</b>	Gas		
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl F	Vinyl Plank
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Furnace, Garage, Other remarks, Rc		Flooring
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	Air Conditioning-Central, No Smoking Home, Patio
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Garage door opener, Garage door opener remote(s),	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,
<b>Parking</b>	Double Detached, Front Drive Access	Double Detached	Front Drive Access, Paved Driveway
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	55 SF	53 SF	63 SF
<b>Depth</b>	110 SF	120 SF	125 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Back Lane, Landscape, Playground Nearby, Shopping	Fenced, Vegetable Garden, Paved Street, Playground Nearby
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,472.10/2024	\$4,308.57/ 24	\$4,919.83/2024
<b>List Price</b>	\$399,999	\$379,800	\$389,900
<b>List Price/SF</b>	\$339.27	\$350.05	\$227.61
<b>Sold Price</b>	\$495,000	\$370,000	\$441,000
<b>Sold Price/SF</b>	\$419.85	\$341.01	\$257.44
<b>Sell/List Ratio</b>	123.8%	97.4%	113.1%
<b>DOM</b>	8	13	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202508416	202508110	202507248
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	96 Gilia Drive	812 Airlies Street	124 Arrowwood Drive N
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1961	OL / 1956	OL / 1960
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1262 SF	1031 SF	1054 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Brick, Stucco	Wood Siding	Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Laminate, See remarks, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Exterior, Flooring, Furnac		Furnace
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, Bar dry, Main floor full bathroom, Patio
<b>Gds Included</b>	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
<b>Parking</b>	Parking Pad	Front Drive Access	Single Detached
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	55 SF	0 SF	50 SF
<b>Depth</b>	100 SF	0 SF	0 SF
<b>Site Influence</b>	Fenced, Vegetable Garden, No Back Lane, Park/reserve, Paved	Fenced, Playground Nearby, Public Swimming Pool, Shopping	Landscaped patio, No Back Lane, Playground Nearby,
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,222.72/2024	\$3,886.06/ 24	\$4,013.40/ 24
<b>List Price</b>	\$414,900	\$349,900	\$364,900
<b>List Price/SF</b>	\$328.76	\$339.38	\$346.20
<b>Sold Price</b>	\$450,000	\$370,000	\$390,000
<b>Sold Price/SF</b>	\$356.58	\$358.87	\$370.02
<b>Sell/List Ratio</b>	108.5%	105.7%	106.9%
<b>DOM</b>	7	8	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202506756	202506170	202506235
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	6 Hillhouse Road	11 Aster Avenue	610 Leila Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1969	OL / 1958	OL / 1969
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Split-4 Level	Bungalow	Bungalow
<b>Living Area</b>	2416 SF	1090 SF	1130 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		Wood Frame
<b>Exterior</b>	Brick, Wood Siding	Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>	Brick Facing	Brick Facing	Brick Facing
<b>Fireplace Fuel</b>	Wood	Wood	Wood
<b>Flooring</b>	Wall-to-wall carpet, Tile, Vinyl	Wood	Tile, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom, Roof Coverings, Windows		Roof Coverings, Windows
<b>Features</b>	Air Conditioning-Central, Cook Top, High-Efficiency Furnace,	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dryer, Garage door opener, Garage door opener
<b>Parking</b>	Single Attached, Oversized	Double Detached	Double Detached
<b>Lot Shape</b>			
<b>Frontage</b>	63 SF	55 SF	50 SF
<b>Depth</b>	153 SF	110 SF	122 SF
<b>Site Influence</b>	Fenced, Landscaped patio, No Back Lane, Paved Street,	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Back Lane, Low maintenance landscaped,
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,518.52/2024	\$4,454.11/ 24	\$4,287.72/2024
<b>List Price</b>	\$449,900	\$349,800	\$399,900
<b>List Price/SF</b>	\$186.22	\$320.92	\$353.89
<b>Sold Price</b>	\$445,000	\$396,311	\$451,100
<b>Sold Price/SF</b>	\$184.19	\$363.59	\$399.20
<b>Sell/List Ratio</b>	98.9%	113.3%	112.8%
<b>DOM</b>	17	6	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505929	202505836	202505225
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	135 Arrowwood Drive	26 Morrison Street	68 Arrowwood Drive N
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	/ 1959	OL / 1961	OL / 1960
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Two Storey	Bungalow	Bungalow
<b>Living Area</b>	1674 SF	1148 SF	1057 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			Wood Frame
<b>Exterior</b>	Brick & Siding, Stucco, Vinyl	Stucco, Vinyl	Stucco, Wood Siding
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Wood	Laminate, Tile, Vinyl, Vinyl Plank, Wc
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>		Furnace, Roof Coverings	Flooring, Kitchen, Other remarks
<b>Features</b>	Air Conditioning-Central, Hood Fan, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Bar wet, Dog run fenced in,
<b>Gds Included</b>	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
<b>Parking</b>	Double Detached	Single Detached, Front Drive Access, Garage door opener,	Front Drive Access, Parking Pad
<b>Lot Shape</b>		Normal	
<b>Frontage</b>	0 SF	57 SF	
<b>Depth</b>	0 SF	110 SF	
<b>Site Influence</b>	Fenced, Landscape, No Back Lane, Shopping Nearby, Public	Other/remarks, Paved Street, Playground Nearby, Shopping	Fenced, Flat Site, No Back Lane, Shopping Nearby, Public
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$1,782.14/2024	\$4,249.09/ 24	\$4,006.25/2024
<b>List Price</b>	\$424,900	\$349,900	\$349,900
<b>List Price/SF</b>	\$253.82	\$304.79	\$331.03
<b>Sold Price</b>	\$422,000	\$415,000	\$360,000
<b>Sold Price/SF</b>	\$252.09	\$361.50	\$340.59
<b>Sell/List Ratio</b>	99.3%	118.6%	102.9%
<b>DOM</b>	10	8	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202505218	202504738	202504046
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	60 Verbena Street	828 Airlies Street	10 Mellish Avenue
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1967	/ 1956	/ 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1416 SF	1198 SF	1010 SF
<b>Fin Basement</b>	0.00 M2/0 SF		60.29 M2/649 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick & Siding	Stucco, Wood Siding	Other-Remarks, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	Wall-to-wall carpet, Wood	Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Bathroom	Roof Coverings	Bathroom, Electrical, Exterior, Floori
<b>Features</b>	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Blinds, Dryer, Garage door opener remote(s), Refrigerator,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,
<b>Parking</b>	Single Attached	Carport, Parking Pad, Plug-In, Paved Driveway	Double Detached
<b>Lot Shape</b>	Irregular	Normal	
<b>Frontage</b>	89 SF	55 SF	55 SF
<b>Depth</b>	111 SF	110 SF	100 SF
<b>Site Influence</b>	Shopping Nearby, Public Transportation	Fenced, Flat Site, No Back Lane, Park/reserve, Paved	Fenced, Low maintenance landscaped, Playground Nearby, Baseboard, Forced Air
<b>Heating</b>	Forced Air	Forced Air	Natural gas
<b>Heating Fuel</b>	Natural gas	Natural gas	Municipal/Community
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$5,000.51/2024	\$4,110.50/ 24	\$4,085.56/ 25
<b>List Price</b>	\$449,900	\$349,900	\$339,900
<b>List Price/SF</b>	\$317.73	\$292.07	\$336.53
<b>Sold Price</b>	\$460,060	\$341,000	\$419,770
<b>Sold Price/SF</b>	\$324.90	\$284.64	\$415.61
<b>Sell/List Ratio</b>	102.3%	97.5%	123.5%
<b>DOM</b>	9	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202503127	202503280	202502999
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	96 Teakwood Avenue	30 Morrison Street	1190 Inkster Boulevard
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1958	/ 1961	/ 1958
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1035 SF	1190 SF	1080 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
<b>Baths</b>	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame	Wood Frame	Wood Frame
<b>Exterior</b>	Brick, Stucco, Vinyl	Brick, Stucco, Vinyl	Brick, Stucco
<b>Fireplace(s)</b>			
<b>Fireplace Fuel</b>			
<b>Flooring</b>	See remarks, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Laminate, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Other remarks	Furnace, Roof Coverings	Other remarks, Roof Coverings
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Main	
<b>Gds Included</b>	Dryer, Refrigerator, Stove, Washer	Dryer, Fridges - Two, Microwave, Storage Shed, Stove, Washer,	Dryer, Refrigerator, Stove, Washer
<b>Parking</b>	Single Detached, Carport, Rear Drive Access	Carport, Front Drive Access	Single Detached, Rear Drive Access
<b>Lot Shape</b>	Normal		
<b>Frontage</b>	44 SF	57 SF	0 SF
<b>Depth</b>	105 SF	110 SF	0 SF
<b>Site Influence</b>	Fenced, Back Lane, Paved Lane, Landscape, Playground Nearby,	Landscape, Landscaped patio, Playground Nearby, Shopping	Back Lane, Shopping Nearby, Public Transportation
<b>Heating</b>	Forced Air	Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,734.79/ 24	\$4,316.87/ 24	\$3,418.95/ 24
<b>List Price</b>	\$409,900	\$324,900	\$299,900
<b>List Price/SF</b>	\$396.04	\$273.03	\$277.69
<b>Sold Price</b>	\$385,000	\$390,000	\$328,000
<b>Sold Price/SF</b>	\$371.98	\$327.73	\$303.70
<b>Sell/List Ratio</b>	93.9%	120.0%	109.4%
<b>DOM</b>	20	3	7



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202502599	202502491	202502094
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4G/Garden City
<b>Address</b>	19 Peony Avenue	19 PAYNE Street	116 Arrowwood Drive N
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1961	OL / 1959	/ 1960
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Living Area</b>	1275 SF	1067 SF	1115 SF
<b>Fin Basement</b>		83.61 M2/900 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
<b>Baths</b>	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>			
<b>Exterior</b>	Stone, Stucco, Vinyl	Brick & Siding, Stone, Stucco	Brick, Vinyl
<b>Fireplace(s)</b>			Brick Facing
<b>Fireplace Fuel</b>			Electric
<b>Flooring</b>	Vinyl Plank	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>	Basement, Bathroom, Flooring, Kitch		
<b>Features</b>	Air Conditioning-Central, Bar wet, Main floor full bathroom, Sump	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, No	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet
<b>Gds Included</b>	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,
<b>Parking</b>	Front Drive Access	Single Detached, Carport, Garage door opener, Parking	Double Detached, Front Drive Access, Heated, Oversized
<b>Lot Shape</b>	Normal	Normal	
<b>Frontage</b>	53 SF	55 SF	0 SF
<b>Depth</b>	100 SF	100 SF	0 SF
<b>Site Influence</b>	Fenced, No Back Lane, Playground Nearby, Private Yard,	Corner, Fenced, Flat Site, Playground Nearby, Shopping	Fenced, No Back Lane, Playground Nearby, Shopping
<b>Heating</b>	Forced Air	Baseboard, Forced Air	Forced Air
<b>Heating Fuel</b>	Natural gas	Natural gas	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$3,871.29/ 24	\$4,347.41/2024	\$4,322.47/ 24
<b>List Price</b>	\$399,900	\$360,000	\$369,900
<b>List Price/SF</b>	\$313.65	\$337.39	\$331.75
<b>Sold Price</b>	\$475,000	\$358,000	\$445,000
<b>Sold Price/SF</b>	\$372.55	\$335.52	\$399.10
<b>Sell/List Ratio</b>	118.8%	99.4%	120.3%
<b>DOM</b>	7	7	8



<b>Status</b>	Sold	Sold	Sold
<b>MLS® #</b>	202501776	202501146	202507045
<b>Area/Neighbr</b>	4G/Garden City	4G/Garden City	4K/Garden Grove
<b>Address</b>	66 Woodcrest Drive	3 Tanoak Park Drive	143 Alsip Drive
<b>City</b>	Winnipeg	Winnipeg	Winnipeg
<b>Age/Yr Built</b>	OL / 1963	OL / 1969	OL / 1987
<b>Type</b>	Single Family Detached	Single Family Detached	Single Family Detached
<b>Use</b>	Year-round	Year-round	Year-round
<b>Style</b>	Bungalow	Two Storey	Bungalow
<b>Living Area</b>	1304 SF	2242 SF	980 SF
<b>Fin Basement</b>	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
<b>Bedrooms</b>	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
<b>Baths</b>	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
<b>Basement</b>	Full	Full	Full
<b>Construction</b>	Wood Frame		
<b>Exterior</b>	Stucco, Vinyl	Stucco	Brick, Stucco
<b>Fireplace(s)</b>	Brick Facing	Free-standing	
<b>Fireplace Fuel</b>	Wood	Wood	
<b>Flooring</b>	Wall-to-wall carpet, Vinyl	Tile	Wall-to-wall carpet, Laminate
<b>Foundation</b>	Concrete	Concrete	Concrete
<b>Roof</b>	Shingle	Shingle	Shingle
<b>Remodelled</b>			Bathroom
<b>Features</b>	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Monitored Alarm, No Pet Home,	Air Conditioning-Central, High-Efficiency Furnace, Hood
<b>Gds Included</b>	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Blinds, Dishwasher, Dryer, Microwave,
<b>Parking</b>	Carport	Carport	Front Drive Access, Paved Driveway
<b>Lot Shape</b>	Normal		Normal
<b>Frontage</b>	55 SF	0 SF	40 SF
<b>Depth</b>		0 SF	100 SF
<b>Site Influence</b>	Fenced, Low maintenance landscaped, Paved Street,	Corner, Paved Street, Playground Nearby, Shopping	Fenced, Low maintenance landscaped, No Back Lane,
<b>Heating</b>	Baseboard, Forced Air	Baseboard	Forced Air
<b>Heating Fuel</b>	Electric, Natural gas	Electric	Natural gas
<b>Water</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Sewer</b>	Municipal/Community	Municipal/Community	Municipal/Community
<b>Gross Tax</b>	\$4,422.22/ 24	\$4,998.79/2024	\$3,787.78/ 24
<b>List Price</b>	\$349,900	\$449,900	\$369,900
<b>List Price/SF</b>	\$268.33	\$200.67	\$377.45
<b>Sold Price</b>	\$411,000	\$445,000	\$392,500
<b>Sold Price/SF</b>	\$315.18	\$198.48	\$400.51
<b>Sell/List Ratio</b>	117.5%	98.9%	106.1%
<b>DOM</b>	9	7	7