



Status	Sold	Sold	Sold
MLS® #	202517515	202517254	202516646
Area/Neighbr	1B/Crescentwood	1C/River Heights North	1C/River Heights North
Address	936 Mulvey Avenue	285 Beaverbrook Street	236 Cordova Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1941	/ 1921	OL / 1929
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Two Storey
Living Area	1181 SF	1067 SF	1488 SF
Fin Basement	0.00 M2/0 SF		69.12 M2/744 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Composite	Vinyl	Stucco
Fireplace(s)		Brick Facing, Tile Facing	Brick Facing
Fireplace Fuel		Wood	Gas
Flooring	Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Furnace, Kitchen		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Closet Organizers, Main floor full	Ceiling Fan, Deck, Hood Fan
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, See remarks,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Washer,	Dishwasher, Dryer, Fridges - Two, Microwave, See remarks,
Parking	Plug-In, Rear Drive Access	Single Detached	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	40 SF	40 SF	50 SF
Depth	92 SF	102 SF	104 SF
Site Influence	Fenced, Landscape, Other/remarks, Playground	Corner, Fenced, Paved Lane, Paved Street, Playground	Fenced, Back Lane, Landscape, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Hot Water
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,712.20/2025	\$4,287.48/2024	\$4,702.00/2024
List Price	\$419,900	\$349,900	\$524,900
List Price/SF	\$355.55	\$327.93	\$352.76
Sold Price	\$490,000	\$330,000	\$524,900
Sold Price/SF	\$414.90	\$309.28	\$352.76
Sell/List Ratio	116.7%	94.3%	100.0%
DOM	6	9	8



Status	Sold	Sold	Sold
MLS® #	202517290	202515919	202510671
Area/Neighbr	1Jw/West Fort Garry	1K/Fort Richmond	1K/Fort Richmond
Address	28 Rampart Bay	46 Radcliffe Road	199 dalhousie Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1975	/ 1968
Type	Townhouse	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1032 SF	1900 SF	1155 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank	Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	Bathroom, Flooring, Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Flat Roof
Gds Included	Dryer, Microwave, Refrigerator, See remarks, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer
Parking	Parking Pad	Double Attached, Front Drive Access, Paved Driveway	Plug-In, Paved Driveway
Lot Shape			Normal
Frontage	0 SF	62 SF	
Depth	0 SF		
Site Influence	Back Lane, Paved Street, Playground Nearby, Shopping	Fenced, Landscape, Playground Nearby, Shopping Nearby, Treed	Fenced, Landscape, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,509.55/ 24	\$4,853.77/ 24	\$2,926.74/2024
List Price	\$269,900	\$529,900	\$349,000
List Price/SF	\$261.53	\$278.89	\$302.16
Sold Price	\$260,000	\$556,928	\$345,000
Sold Price/SF	\$251.94	\$293.12	\$298.70
Sell/List Ratio	96.3%	105.1%	98.9%
DOM	7	7	64



Status	Sold	Sold	Sold
MLS® #	202517238	202511145	202517203
Area/Neighbr	1R/Bridgwater Lakes	1R/Bridgwater Trails	2B/Norwood
Address	122 Sablewood Road	167 Appleford Gate	103 Braemar Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 2017	OL / 1944
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1800 SF	1350 SF	1114 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 4 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Composite, Stone, Stucco	Stucco	Stucco
Fireplace(s)	Insert	Tile Facing	Glass Door
Fireplace Fuel	Electric	Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom
Features	Accessibility Access, Air Conditioning-Central, Deck,	Deck, Heat recovery ventilator, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Detached	Double Attached	Single Detached, Carport, Garage door opener, Oversized,
Lot Shape	Normal	Normal	
Frontage		40 SF	0 SF
Depth		118 SF	0 SF
Site Influence	Back Lane, Landscaped deck, Park/reserve, Paved Street,	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Back Lane, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,503.34/ 24	\$4,612.74/ 24	\$4,286.39/2024
List Price	\$599,900	\$599,900	\$399,900
List Price/SF	\$333.28	\$444.37	\$358.98
Sold Price	\$623,000	\$570,000	\$550,103
Sold Price/SF	\$346.11	\$422.22	\$493.81
Sell/List Ratio	103.9%	95.0%	137.6%
DOM	7	61	8



Status	Sold	Sold	Sold
MLS® #	202517417	202500030	202516383
Area/Neighbr	2C/St Vital	2C/Bright Oaks	2C/Pulberry
Address	14 OUSTIC Avenue W	300 Riel Avenue	87 Bethune Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1973	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	856 SF	1050 SF	1460 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stone, Wood Siding	Brick, Stucco	Brick, Stucco
Fireplace(s)		Brick Facing	Brick Facing
Fireplace Fuel		Wood	Gas
Flooring	Laminate, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom	Electrical, Furnace, Insulation, Kitchen	
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Parking Pad	Double Detached, Insulated, Oversized, Rear Drive Access	Double Attached
Lot Shape		Normal	
Frontage	55 SF	50 SF	
Depth	100 SF	110 SF	
Site Influence	Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Lane, Landscaped patio, Park/reserve,	Fruit Trees/Shrubs, Landscape, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,068.80/2025	\$3,927.15/ 24	\$4,762.00/2024
List Price	\$374,900	\$399,900	\$529,900
List Price/SF	\$437.97	\$380.86	\$362.95
Sold Price	\$390,000	\$445,000	\$515,000
Sold Price/SF	\$455.61	\$423.81	\$352.74
Sell/List Ratio	104.0%	111.3%	97.2%
DOM	7	12	17



Status	Sold	Sold	Sold
MLS® #	202517172	202517248	202517217
Area/Neighbr	2J/Bonavista	3A/East Kildonan	3C/Fraser's Grove
Address	789 De La Seigneurie Boulevard	427 Winterton Avenue	1393 Kildonan Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2021	OL / 1954	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1381 SF	694 SF	817 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	
Exterior	Stone, Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl	Vinyl Plank	Wall-to-wall carpet, Laminate
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Roof Coverings,	Basement, Bathroom, Electrical, Kitc
Features	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,	Bar wet, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Fridges - Two, Microwave, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Rear Drive Access	No Garage, Parking Pad	Single Detached
Lot Shape	Normal	Normal	
Frontage	28 SF	30 SF	58 SF
Depth	120 SF	0 SF	0 SF
Site Influence	Park/reserve, Paved Street, Playground Nearby, Partially	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Landscaped patio, No Through Road, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,989.19/2025	\$2,469.47/ 24	\$3,718.69/ 24
List Price	\$474,900	\$299,900	\$399,900
List Price/SF	\$343.88	\$432.13	\$489.47
Sold Price	\$492,000	\$300,000	\$436,500
Sold Price/SF	\$356.26	\$432.28	\$534.27
Sell/List Ratio	103.6%	100.0%	109.2%
DOM	7	8	9



Status	Sold	Sold	Sold
MLS® #	202517591	202516142	202517017
Area/Neighbr	3L/West Transcona	3P/East St Paul	4B/Shaugnessy Heights
Address	228 Harold Avenue	33 Cromarty Place	1615 Pritchard Avenue
City	Winnipeg	East St Paul	Winnipeg
Age/Yr Built	OL / 1958	OL / 1982	OL / 1955
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	832 SF	2766 SF	916 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 2 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Slab
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Stucco	Stucco
Fireplace(s)		Brick Facing, Insert	
Fireplace Fuel		Electric, Gas	
Flooring	Laminate, Vinyl	Cork, Wall-to-wall carpet, Laminate,	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Exterior, Furn.	Bathroom, Flooring, Kitchen, Window
Features	High-Efficiency Furnace, Main floor full bathroom, No Smoking	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Single Detached	Double Attached, Front Drive Access, Garage door opener,	Garage door opener, Insulated, Oversized
Lot Shape		Pie Shaped	Normal
Frontage	0 SF	49 SF	50 SF
Depth	0 SF	238 SF	100 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Playground Nearby, Public	Cul-De-Sac, Fenced, Landscape, No Back Lane, No Through	Fenced, Flat Site, Back Lane, Landscape, Paved Street,
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Well	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,801.73/2025	\$5,534.07/ 24	\$2,988.17/2025
List Price	\$299,900	\$849,900	\$289,900
List Price/SF	\$360.46	\$307.27	\$316.48
Sold Price	\$355,000	\$1,000,000	\$304,000
Sold Price/SF	\$426.68	\$361.53	\$331.88
Sell/List Ratio	118.4%	117.7%	104.9%
DOM	6	10	12



Status	Sold	Sold	Sold
MLS® #	202518064	202505825	202505822
Area/Neighbr	4D/West Kildonan	4E/Highland Pointe	4E/Highland Pointe
Address	355 Belmont Avenue	1252 Fernbank Avenue	1240 Fernbank Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	UC / 2025	UC / 2025
Type	Single Family Detached	Townhouse	Townhouse
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	460 SF	1321 SF	1321 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 1 TBD: 1	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Crawl space, None	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Brick, Other-Remarks, Vinyl	Brick, Other-Remarks, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Not known	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Laundry - Main Floor, Main floor full bathroom	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Parking	Single Detached	No Garage, Parking Pad	No Garage, Parking Pad
Lot Shape		Normal	Normal
Frontage	33 SF		
Depth	99 SF		
Site Influence	Back Lane, Paved Street	Corner, Back Lane, Paved Lane, Paved Street	Back Lane, Paved Lane, Paved Street
Heating	Space Heater	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,763.05/2024	\$0.00/2024	\$0.00/2024
List Price	\$129,900	\$424,900	\$409,900
List Price/SF	\$282.39	\$321.65	\$310.30
Sold Price	\$130,000	\$414,012	\$404,900
Sold Price/SF	\$282.61	\$313.41	\$306.51
Sell/List Ratio	100.1%	97.4%	98.8%
DOM	2	117	117



Status	Sold	Sold	Sold
MLS® #	202517446	202515560	202516081
Area/Neighbr	4K/Garden Grove	5B/Wolseley	5F/Grace Hospital
Address	7 Tallman Street	155 Garfield Street	283 Wallasey Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	/ 1921	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	1040 SF	923 SF	1029 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space, Half basement
Construction			Wood Frame
Exterior	Stucco, Vinyl, Wood Siding	Vinyl	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Basement, Bathroom, Exte	Flooring
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Double Detached, Parking Pad	Plug-In, Paved Driveway, Rear Drive Access	Front Drive Access, Plug-In
Lot Shape			Normal
Frontage	0 SF		50 SF
Depth	0 SF		104 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Paved Lane	Flat Site, Landscaped deck, Paved Street, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,239.89/2024	\$4,119.85/2024	\$2,249.32/ 24
List Price	\$389,900	\$389,000	\$259,900
List Price/SF	\$374.90	\$421.45	\$252.58
Sold Price	\$480,000	\$410,000	\$222,000
Sold Price/SF	\$461.54	\$444.20	\$215.74
Sell/List Ratio	123.1%	105.4%	85.4%
DOM	6	9	6