



Status	Sold	Sold	Sold
MLS® #	202502259	202501760	202501391
Area/Neighbr	1S/Richmond West	1S/Richmond West	1S/Fairfield Park
Address	867 Bairdmore Boulevard	62 Colebrook Drive	1114 Colby Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 2001	OL / 2005
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Cab-Over	Cab-Over
Living Area	1268 SF	1669 SF	1922 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			Double-sided
Fireplace Fuel			Gas
Flooring	Laminate, See remarks, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Other remarks,	Basement, Furnace, Kitchen, Window	Other remarks, Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Closet Organizers, Deck,
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Front Drive Access, Parking Pad	Double Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape		Normal	
Frontage	40 SF	58 SF	0 SF
Depth	0 SF	109 SF	0 SF
Site Influence	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Flat Site, Vegetable Garden, Landscape, No Back	Fenced, Landscaped deck, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Cooperative Well	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,667.49/ 24	\$5,311.66/ 24	\$6,175.40/ 24
List Price	\$379,800	\$594,900	\$669,900
List Price/SF	\$299.53	\$356.44	\$348.54
Sold Price	\$410,000	\$606,250	\$680,800
Sold Price/SF	\$323.34	\$363.24	\$354.21
Sell/List Ratio	108.0%	101.9%	101.6%
DOM	8	15	13



Status	Sold	Sold	Sold
MLS® #	202501389	202501256	202427822
Area/Neighbr	1S/Fairfield Park	1S/Richmond West	1S/Richmond West
Address	1066 Lee Boulevard	23 Isleview Place	16 Marrington Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL /	OL / 1996	/ 2007
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Two Storey
Living Area	1430 SF	1180 SF	2034 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: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Composite, Stone, Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete, See remarks	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, No Pet Home, No Smoking	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached	Double Attached
Lot Shape	Pie Shaped		
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Landscape, Landscaped deck, No Through Road, Playground	Park/reserve	Fenced, Landscape, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,085.28/ 24	\$4,394.36/ 24	\$5,822.76/ 24
List Price	\$539,900	\$489,900	\$639,000
List Price/SF	\$377.55	\$415.17	\$314.16
Sold Price	\$537,000	\$514,600	\$601,000
Sold Price/SF	\$375.52	\$436.10	\$295.48
Sell/List Ratio	99.5%	105.0%	94.1%
DOM	9	7	18



Status	Sold	Sold	Sold
MLS® #	202427169	202425022	202512987
Area/Neighbr	1S/Richmond West	1S/Fairfield Park	1W/Headingly South
Address	127 Bairdmore Boulevard	36 Raphael Street	369 WESCANA Street
City	Winnipeg	Winnipeg	Headingly
Age/Yr Built	/ 1996	OL / 2007	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1657 SF	2381 SF	1815 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 6	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 4 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full, Walkout	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Brick, Stucco	Stone, Stucco
Fireplace(s)	Corner, Tile Facing	Free-standing	Stone
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen, Other remarks	
Features	Bar wet, Deck, High-Efficiency Furnace, Jetted Tub, No Pet	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Closet Organizers, Cook Top, Deck, Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Triple Attached, Front & Rear Drive Access, Heated, Paved
Parking	Double Attached	Double Attached	Normal
Lot Shape			
Frontage	0 SF	0 SF	140 SF
Depth	0 SF	0 SF	310 SF
Site Influence	Fenced, Landscape, Landscaped deck, Playground Nearby,	Fenced, Lakefront, Lake View, Landscape, Park/reserve,	Country Residence, Flat Site, Vegetable Garden, Golf Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Septic Tank/Low Pressure Sewer
Gross Tax	\$5,104.62/ 24	\$7,689.64/ 24	\$6,277.14/2024
List Price	\$579,000	\$869,000	\$999,900
List Price/SF	\$349.43	\$364.97	\$550.91
Sold Price	\$550,000	\$820,000	\$1,090,000
Sold Price/SF	\$331.93	\$344.39	\$600.55
Sell/List Ratio	95.0%	94.4%	109.0%
DOM	49	85	8



Status	Sold	Sold	Sold
MLS® #	202510611	202509790	202509743
Area/Neighbr	1W/Deer Pointe	1W/Headingly South	1W/Headingly South
Address	84 Deer Pointe Drive	8500 Roblin Boulevard	155 Grange Street
City	Headingly	Headingly	Headingly
Age/Yr Built	OL / 2013	OL / 1973	OL /
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey Split	Bungalow
Living Area	2224 SF	2230 SF	1220 SF
Fin Basement	158.49 M2/1,706 SF	55.74 M2/600 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction			Wood Frame
Exterior	Brick & Siding, Stucco	Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Double-sided, Stone	Double-sided	
Fireplace Fuel	Gas	Wood	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled		Addition, Bathroom, Furnace, Insulat	
Features	Balcony - One, Bar wet, Hot Tub, No Smoking Home, Sprinkler	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	High-Efficiency Furnace, Sump Pump
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Alarm system, Blinds, Dishwasher, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Triple Attached, Paved Driveway	Multiple Detached, Front Drive Access, Garage door opener,	Triple Detached
Lot Shape	Normal		
Frontage	92 SF	85 SF	
Depth	230 SF	440 SF	
Site Influence	Creek, Golf Nearby, Back onto golf course, Lakefront, Lake	Country Residence, Fenced, Landscaped patio, Partially	Landscaped deck, No Back Lane, No Through Road, Paved
Heating	Geo-Thermal	Baseboard, Forced Air	Forced Air
Heating Fuel	See remarks	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Septic Tank/Low Pressure Sewer	Municipal/Community	Municipal/Community
Gross Tax	\$11,115.15/2024	\$3,851.00/2024	\$3,259.00/ 24
List Price	\$1,588,000	\$529,900	\$499,900
List Price/SF	\$714.03	\$237.62	\$409.75
Sold Price	\$2,050,000	\$517,500	\$590,000
Sold Price/SF	\$921.76	\$232.06	\$483.61
Sell/List Ratio	129.1%	97.7%	118.0%
DOM	6	8	7



Status	Sold	Sold	Sold
MLS® #	202505792	202505127	202504774
Area/Neighbr	1W/Headingley South	1W/Breezy Bend	1W/Headingley South
Address	242 ALBORO Street	42 AUGUSTA Drive	4 Ash Cove
City	Headingley	Headingley	Headingley
Age/Yr Built	/ 1986	OL / 2000	/ 2025
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey Split	Two Storey	Bungalow
Living Area	1800 SF	2975 SF	1800 SF
Fin Basement	0.00 M2/0 SF	109.16 M2/1,175 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco, Wood Siding	Stone, Stucco	Composite, Stone
Fireplace(s)		Glass Door, Stone, Tile Facing	Direct vent
Fireplace Fuel		Gas, Wood	Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl Plank	Laminate, See remarks, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Exterior, Furn:	Basement, Flooring, Furnace, Roof (
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,	Air Conditioning-Central, Central Exhaust, Exterior walls, 2x6",
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Bar Fridge, Dishwasher, Dryer, Freezer, Garage door opener,	
Parking	Double Attached, Insulated	Triple Attached, Front Drive Access, Garage door opener,	Triple Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	
Frontage	95 SF	82 SF	80 SF
Depth	413 SF		250 SF
Site Influence	Landscaped deck, No Back Lane, Other/remarks, Playground	Country Residence, Golf Nearby, Back onto golf course, Lakefront,	Corner, No Back Lane, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community, Holding Tank	Septic Tank/Low Pressure Sewer	Septic Tank/Low Pressure Sewer
Gross Tax	\$3,284.28/ 22	\$5,540.09/2024	\$0.00/2025
List Price	\$569,900	\$949,900	\$1,065,000
List Price/SF	\$316.61	\$319.29	\$591.67
Sold Price	\$652,000	\$1,142,000	\$1,065,000
Sold Price/SF	\$362.22	\$383.87	\$591.67
Sell/List Ratio	114.4%	120.2%	100.0%
DOM	9	7	22



Status	Sold	Sold	Sold
MLS® #	202504570	202504633	202504422
Area/Neighbr	1W/Headingley South	1W/Headingley South	1W/Headingley South
Address	14 Kemper Crescent	490 SEEKINGS Street	7850 Roblin Boulevard
City	Headingley	Headingley	Headingley
Age/Yr Built	OL / 1976	OL / 2006	OL /
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	1310 SF	3000 SF	1587 SF
Fin Basement	61.32 M2/660 SF	0.00 M2/0 SF	125.60 M2/1,352 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Slab	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Brick & Siding, Vinyl	Composite, Stucco	Vinyl
Fireplace(s)	Glass Door, Stone	Other - See remarks	Brick Facing, Corner, Other - See re
Fireplace Fuel	Wood	See remarks	Wood
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	See remarks, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Piled	Concrete
Roof	Shingle	See remarks	Shingle
Remodelled	Furnace, Kitchen, Roof Coverings	Bathroom, Exterior, Kitchen, Roof C	Flooring, Furnace, Garage, Kitchen,
Features	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Balcony - One, Barbecue, built in, Ceiling	Air Conditioning-Central, Bar wet, Central Exhaust, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Attached, Carport, Heated, Insulated, Oversized	Double Detached, Garage door opener, Heated, Insulated,
Lot Shape	Normal	Normal	Normal
Frontage	165 SF	150 SF	141 SF
Depth	120 SF	581 SF	980 SF
Site Influence	Country Residence, Creek, Fenced, Fruit Trees/Shrubs,	Country Residence, Vegetable Garden, Landscape, Landscaped	Country Residence, Flat Site, Golf Nearby, Landscaped patio,
Heating	Forced Air	Infloor	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community, Septic Tank/L	Septic Tank/Low Pressure Sewer	Municipal/Community
Gross Tax	\$2,628.27/ 24	\$7,681.94/2024	\$3,122.16/ 24
List Price	\$429,900	\$1,450,000	\$875,000
List Price/SF	\$328.17	\$483.33	\$551.35
Sold Price	\$508,777	\$1,350,000	\$850,000
Sold Price/SF	\$388.38	\$450.00	\$535.60
Sell/List Ratio	118.3%	93.1%	97.1%
DOM	8	52	17



Status	Sold	Sold	Sold
MLS® #	202503853	202502440	202426377
Area/Neighbr	1W/Headingley South	1W/Headingley South	1W/Headingley South
Address	28 Ash Cove	62 Woodland Lane	16 Ash Cove
City	Headingley	Headingley	Winnipeg
Age/Yr Built	/ 2024	TB / 2025	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2700 SF	1802 SF	2458 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stone, Stucco, Wood Siding	Composite, Stone, Stucco	Composite, Stone, Stucco
Fireplace(s)	Insert		Insert, Stone
Fireplace Fuel	Electric		Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Laminate, See remarks, Vinyl	Tile, Wood
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Deck, Heat recovery	Air Conditioning-Central, Central Exhaust, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Parking	Triple Attached, Garage door opener, Paved Driveway	Triple Attached, Front Drive Access, Garage door opener,	Triple Attached
Lot Shape	Pie Shaped		
Frontage	71 SF	70 SF	
Depth	232 SF	177 SF	
Site Influence	Golf Nearby, Not Fenced, No Back Lane, Not Landscaped,	No Back Lane, Paved Street	Flat Site, Landscaped deck, Park/reserve, View
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Septic Tank/Low Pressure Sewer	Septic Tank/Low Pressure Sewer	Municipal/Community, Holding Tank
Gross Tax	\$0.00/2024	\$0.00/2025	\$0.00/2023
List Price	\$1,249,000	\$909,295	\$1,549,900
List Price/SF	\$462.59	\$504.60	\$630.55
Sold Price	\$1,200,000	\$898,972	\$1,497,000
Sold Price/SF	\$444.44	\$498.87	\$609.03
Sell/List Ratio	96.1%	98.9%	96.6%
DOM	47	69	60



Status	Sold	Sold	Sold
MLS® #	202423956	202423909	202511450
Area/Neighbr	1W/Headingley South	1W/Headingley South	1W/Headingley South
Address	38 Woodland Lane	33 Grange Street	177 HALL Road
City	Headingley	Headingley	Headingley
Age/Yr Built	TB / 2025	OL / 2007	OL / 1979
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1900 SF	2575 SF	2750 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Stone, Stucco	Other-Remarks, Stone, Stucco	Cedar
Fireplace(s)	Insert		Stone
Fireplace Fuel	Electric		Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator, Hood	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Cook
Gds Included	Garage door opener, Garage door opener remote(s)		Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Triple Attached	Triple Attached	Double Attached
Lot Shape	Normal		
Frontage		140 SF	483 SF
Depth		392 SF	
Site Influence	Paved Street, Playground Nearby, Private Yard	Golf Nearby, Landscaped deck, No Back Lane, Private Yard,	Country Residence, Golf Nearby, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Cistern
Sewer	Holding Tank	Municipal/Community, Holding Tank	Septic Tank & Field
Gross Tax	\$0.00/2023	\$7,057.56/ 21	\$2,927.79/2024
List Price	\$999,900	\$1,150,000	\$1,100,000
List Price/SF	\$526.26	\$446.60	\$400.00
Sold Price	\$1,024,920	\$1,095,000	\$1,100,000
Sold Price/SF	\$539.43	\$425.24	\$400.00
Sell/List Ratio	102.5%	95.2%	100.0%
DOM	162	71	0



Status	Sold	Sold	Sold
MLS® #	202513646	202511631	202512811
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	520 St Jean Baptiste Street	269 Dumoulin Street	1034 Dugald Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1993	OL / 1925	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bi-Level
Living Area	1936 SF	948 SF	715 SF
Fin Basement	65.96 M2/710 SF		0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Vinyl	Stucco	Vinyl
Fireplace(s)	Glass Door		
Fireplace Fuel	Gas		
Flooring	Vinyl, Wood	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks	Basement, Electrical, Exterior, Furna	
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Double Detached	Single Detached, Garage door opener, Insulated garage door,	Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	50 SF	0 SF	0 SF
Depth	118 SF	0 SF	0 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Paved Street,	Fenced, Flat Site, Vegetable Garden, Paved Lane,	Fenced, Private Yard, Treed Lot
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,956.94/ 25	\$3,547.77/ 25	\$3,277.79/2025
List Price	\$629,900	\$339,900	\$224,900
List Price/SF	\$325.36	\$358.54	\$314.55
Sold Price	\$650,000	\$440,000	\$223,000
Sold Price/SF	\$335.74	\$464.14	\$311.89
Sell/List Ratio	103.2%	129.4%	99.2%
DOM	6	8	11



Status	Sold	Sold	Sold
MLS® #	202511224	202511225	202511301
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	466 Aulneau Street	315 Dumoulin Street	219 Dumoulin Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1945	/ 1940	/ 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	2612 SF	2030 SF	855 SF
Fin Basement	0.00 M2/0 SF	24.62 M2/265 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, See remarks, Vir
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Addition, Furnace, Other remarks, R	Other remarks
Features	Air Conditioning-Central, No Pet Home, No Smoking Home,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Parking	Double Detached, Garage door opener	Double Detached, Garage door opener, Heated, Insulated garage	Double Detached, Garage door opener, Parking Pad, Rear Drive
Lot Shape	Normal	Normal	Normal
Frontage	40 SF	40 SF	50 SF
Depth	127 SF	122 SF	122 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Public	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,784.95/2025	\$5,911.06/2025	\$3,755.54/ 24
List Price	\$499,900	\$579,900	\$349,900
List Price/SF	\$191.39	\$285.67	\$409.24
Sold Price	\$455,000	\$573,000	\$451,000
Sold Price/SF	\$174.20	\$282.27	\$527.49
Sell/List Ratio	91.0%	98.8%	128.9%
DOM	15	9	8



Status	Sold	Sold	Sold
MLS® #	202510341	202510079	202508987
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	394 St Jean Baptiste Street	552 Cherrier Street	142 Masson Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1945	/ 1910	/ 1941
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and Three Quarters
Living Area	1626 SF	640 SF	1141 SF
Fin Basement	30.19 M2/325 SF	0.00 M2/0 SF	23.23 M2/250 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Partial	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco, Vinyl	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Vinyl, Wood	Tile, Wood
Foundation	Concrete	Block	Concrete
Roof	Shingle	Metal	Shingle
Remodelled	Other remarks, Roof Coverings, Win	Bathroom	Bathroom, Furnace, Kitchen, Other r
Features	Air Conditioning-Central, Ceiling Fan, Deck, Main floor full	Ceiling Fan, Laundry - Main Floor	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener
Parking	Double Detached	Parking Pad	Double Detached, Insulated garage door, Insulated, Parking
Lot Shape	Normal		Irregular
Frontage	43 SF	33 SF	42 SF
Depth	116 SF	103 SF	118 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Fenced, Back Lane, Shopping Nearby, Public Transportation	Paved Lane, Shopping Nearby, Public Transportation, Treed Lot,
Heating	Forced Air	Baseboard	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,798.21/2025	\$2,232.13/ 24	\$3,606.12/ 24
List Price	\$449,900	\$219,900	\$429,900
List Price/SF	\$276.69	\$343.59	\$376.77
Sold Price	\$451,000	\$230,000	\$509,142
Sold Price/SF	\$277.37	\$359.38	\$446.22
Sell/List Ratio	100.2%	104.6%	118.4%
DOM	8	8	12



Status	Sold	Sold	Sold
MLS® #	202508065	202508130	202507839
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	147 Kitson Street	298 Youville Street	538 Langevin Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1923	OL / 1942	OL / 1906
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and Three Quarters
Living Area	920 SF	920 SF	1200 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	3/4	Full	Full
Construction			
Exterior	Composite, Stucco, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	See remarks		
Flooring	Vinyl, Wood	Vinyl, Wood	See remarks, Vinyl
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Vacuum	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, No Pet Home, No Smoking
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window
Parking	Single Detached, Parking Pad	Double Detached	Single Detached
Lot Shape			
Frontage	41 SF	50 SF	25 SF
Depth	124 SF	122 SF	127 SF
Site Influence	Fenced, Paved Lane, Landscape, Landscaped deck,	Corner, Fenced, Golf Nearby, Back Lane, Other/remarks,	Flat Site, Back Lane, Paved Street, Private Yard, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,593.57/ 24	\$3,357.00/ 24	\$2,928.95/2024
List Price	\$299,900	\$309,000	\$374,900
List Price/SF	\$325.98	\$335.87	\$312.42
Sold Price	\$400,000	\$305,000	\$366,000
Sold Price/SF	\$434.78	\$331.52	\$305.00
Sell/List Ratio	133.4%	98.7%	97.6%
DOM	8	10	15



Status	Sold	Sold	Sold
MLS® #	202507091	202507046	202507110
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	210 Dollard Boulevard	544 De La Morenie Street	526 Giroux Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 1913	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and a Half
Living Area	1335 SF	1638 SF	928 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 3 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Partial
Construction	Wood Frame	Brick, Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Bathroom, Flooring, Other remarks,	Flooring, Windows
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Deck, Hood Fan, Main floor full bathroom, No Pet Home, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached, Oversized	Double Detached, Garage door opener, Parking Pad	Double Detached
Lot Shape		Normal	Normal
Frontage	38 SF	50 SF	33 SF
Depth	121 SF	118 SF	103 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Lane, Low	Fenced, Vegetable Garden, Paved Lane, Landscaped deck,	Fenced, Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,001.49/ 24	\$4,131.75/2023	\$2,840.70/2024
List Price	\$449,900	\$364,900	\$274,900
List Price/SF	\$337.00	\$222.77	\$296.23
Sold Price	\$501,000	\$370,000	\$275,000
Sold Price/SF	\$375.28	\$225.89	\$296.34
Sell/List Ratio	111.4%	101.4%	100.0%
DOM	8	32	11



Status	Sold	Sold	Sold
MLS® #	202507033	202506327	202506008
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	447 Langevin Street	127 Archibald Street	149 Masson Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	OL / 1945	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Two and a Half
Living Area	728 SF	1177 SF	1319 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Crawl space
Construction			
Exterior	Stucco, Wood Siding	Vinyl	Metal
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	Laminate	Laminate, Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Windows		
Features	Air Conditioning-Central, High-Efficiency Furnace	Air conditioning wall unit, Main floor full bathroom, No Pet Home,	Balconies - Two, Ceiling Fan, Closet Organizers, Deck,
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dryer, Refrigerator, Storage Shed, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Microwave, Parking Pad
Parking	Single Detached	No Garage	
Lot Shape	Normal		
Frontage	38 SF	40 SF	0 SF
Depth	127 SF	122 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby	Fenced, Back Lane, Public Transportation	Fenced, Paved Lane, Low maintenance landscaped,
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,218.47/2024	\$2,880.01/ 24	\$3,945.97/2024
List Price	\$329,900	\$259,900	\$449,900
List Price/SF	\$453.16	\$220.82	\$341.09
Sold Price	\$327,000	\$269,000	\$540,000
Sold Price/SF	\$449.18	\$228.55	\$409.40
Sell/List Ratio	99.1%	103.5%	120.0%
DOM	8	10	8



Status	Sold	Sold	Sold
MLS® #	202505790	202505409	202504991
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	517 Ritchot Street	427 Louis Riel Street	376 Deschambault Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1910	OL / 1946	OL / 1906
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and a Half
Living Area	1464 SF	1133 SF	1380 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Partial	Full	Crawl space, Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Stucco	Stone, Vinyl
Fireplace(s)		Corner, Tile Facing	
Fireplace Fuel		Gas	
Flooring	Laminate	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Preserved Wood	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Ceiling Fan, Cook Top, High-Efficiency	Air conditioning wall unit, Deck, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Dishwasher, Dryer, Freezer, Garage door
Parking	No Garage, Rear Drive Access	Double Detached	Single Detached, Parking Pad, Rear Drive Access
Lot Shape			
Frontage	27 SF	0 SF	25 SF
Depth	0 SF	0 SF	147 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public	Fenced, Golf Nearby, Paved Lane, Playground Nearby,	Fenced, Back Lane, Low maintenance landscaped, Baseboard, Forced Air
Heating	Forced Air	Forced Air	Electric
Heating Fuel	Natural gas	Natural gas	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,493.27/ 24	\$3,727.47/ 24	\$3,858.42/ 24
List Price	\$309,900	\$389,900	\$324,900
List Price/SF	\$211.68	\$344.13	\$235.43
Sold Price	\$375,000	\$448,000	\$350,000
Sold Price/SF	\$256.15	\$395.41	\$253.62
Sell/List Ratio	121.0%	114.9%	107.7%
DOM	8	8	6



Status	Sold	Sold	Sold
MLS® #	202505092	202505116	202504797
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	545 Ritchot Street	519 De la Morenie Street	260 Thomas Berry Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1928	/ 1985	/ 1999
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bi-Level
Living Area	876 SF	863 SF	1017 SF
Fin Basement	0.00 M2/0 SF	62.06 M2/668 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 2 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Partial	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Brick & Siding, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Tile
Remodelled	Bathroom, Furnace, Roof Coverings	Bathroom, Flooring, Furnace, Windo	Furnace, Roof Coverings
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached, Garage door opener	Single Detached, Plug-In	Double Detached, Garage door opener, Insulated, Rear Drive
Lot Shape		Normal	Normal
Frontage	0 SF	33 SF	35 SF
Depth	0 SF	118 SF	
Site Influence	Fenced, Back Lane, Park/reserve, Paved Street,	Back Lane, Paved Lane, Landscape, Landscaped patio,	Back Lane, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,951.35/ 24	\$4,057.86/ 24	\$4,647.14/2024
List Price	\$279,900	\$449,900	\$414,900
List Price/SF	\$319.52	\$521.32	\$407.96
Sold Price	\$346,000	\$485,000	\$464,900
Sold Price/SF	\$394.98	\$561.99	\$457.13
Sell/List Ratio	123.6%	107.8%	112.1%
DOM	8	9	6



Status	Sold	Sold	Sold
MLS® #	202504831	202503753	202501099
Area/Neighbr	2A/St Boniface	2A/St Boniface	2A/St Boniface
Address	224 Thomas Berry Street	484 Notre-Dame Street	180 Bertrand Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1922	/ 1948	OL / 1902
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	960 SF	735 SF	875 SF
Fin Basement	0.00 M2/0 SF	53.42 M2/575 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space, Half basement	Full	3/4
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Aluminum Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	Laminate, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Block, Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Kitchen, Windows	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood	High-Efficiency Furnace, No Pet Home, No Smoking Home, See remarks
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	
Parking	Parking Pad	Single Detached, Parking Pad	Single Detached
Lot Shape		Normal	Normal
Frontage	25 SF	40 SF	25 SF
Depth	0 SF	122 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street,	Corner, Golf Nearby, Back Lane, Paved Street, Shopping Nearby, Forced Air
Heating	Forced Air	Forced Air	Natural gas
Heating Fuel	Natural gas	Natural gas	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,327.29/ 24	\$3,700.35/ 24	\$2,331.44/2024
List Price	\$309,900	\$324,900	\$189,900
List Price/SF	\$322.81	\$442.04	\$217.03
Sold Price	\$305,000	\$400,484	\$175,000
Sold Price/SF	\$317.71	\$544.88	\$200.00
Sell/List Ratio	98.4%	123.3%	92.2%
DOM	8	11	12



Status	Sold	Sold	Sold
MLS® #	202500669	202507801	202513025
Area/Neighbr	2A/St Boniface	2A/St Boniface	2B/Norwood
Address	155 Archibald Street	533 Bourgeault Street	82 Hill Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2009	OL /	OL / 1943
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1010 SF	968 SF	738 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Partial	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wall-to-wall carpet, See remarks	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Electrical, Flooring, Furna
Features			Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dryer, Fridges - Two, Stoves - Two, Window Coverings		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	No Garage	Single Detached, Garage door opener, Parking Pad, Plug-In
Lot Shape	Normal		Normal
Frontage	41 SF	0 SF	33 SF
Depth	122 SF	0 SF	120 SF
Site Influence	Golf Nearby, Playground Nearby, Public Swimming Pool, Shopping	Back Lane, Paved Lane	Fenced, Golf Nearby, Back Lane, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,993.15/ 24	\$2,431.85/2025	\$3,261.17/ 24
List Price	\$299,900	\$249,900	\$319,900
List Price/SF	\$296.93	\$258.16	\$433.47
Sold Price	\$296,500	\$250,000	\$390,000
Sold Price/SF	\$293.56	\$258.26	\$528.46
Sell/List Ratio	98.9%	100.0%	121.9%
DOM	89	10	8



Status	Sold	Sold	Sold
MLS® #	202510909	202510544	202510095
Area/Neighbr	2B/Norwood	2B/Norwood	2B/Norwood Flats
Address	567 Deniset Street	427 Eugenie Street	39 Monck Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1941	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Two Storey
Living Area	826 SF	1020 SF	2185 SF
Fin Basement	69.68 M2/750 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Vinyl	Stucco	Brick & Siding, Stucco
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen		Addition, Furnace, Roof Coverings, \
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Detached, Heated, Insulated garage door, Insulated,	Single Detached, Carport, Oversized, Parking Pad	Single Detached, Garage door opener, Oversized, Parking Pad,
Lot Shape			Irregular
Frontage	0 SF	37 SF	68 SF
Depth	0 SF	152 SF	123 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Paved Street, Playground	Flat Site, Golf Nearby, Back Lane, Paved Lane, Landscape,	Corner, Fenced, Fruit Trees/Shrubs, Paved Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,619.65/2024	\$4,474.69/ 24	\$6,935.51/2024
List Price	\$369,900	\$399,900	\$589,999
List Price/SF	\$447.82	\$392.06	\$270.02
Sold Price	\$385,000	\$467,000	\$678,000
Sold Price/SF	\$466.10	\$457.84	\$310.30
Sell/List Ratio	104.1%	116.8%	114.9%
DOM	7	9	9



Status	Sold	Sold	Sold
MLS® #	202509164	202508730	202508740
Area/Neighbr	2B/Norwood	2B/Norwood	2B/Norwood Flats
Address	366 Dubuc Street	199 Roger Street	41 Ferndale Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1942	/ 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Two and a Half
Living Area	1216 SF	520 SF	1860 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 1 TBD: 1	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Wood Siding
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Kitchen, Other		
Features	Main floor full bathroom, Sauna	Deck, High-Efficiency Furnace, Smoke Detectors	Air Conditioning-Central, Balcony - One, Deck, Microwave built in, Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Dryer, Garage door opener,
Parking	Single Detached, Garage door opener, Parking Pad	No Garage, Parking Pad	Single Detached, Garage door opener, Parking Pad
Lot Shape	Normal	Normal	
Frontage	45 SF	25 SF	33 SF
Depth	120 SF	118 SF	121 SF
Site Influence	Fenced, Back Lane, Paved Street, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Back Lane, Paved Lane, Low	Fenced, Golf Nearby, Low maintenance landscaped, Forced Air
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,422.03/ 24	\$2,762.97/2024	\$6,180.77/2024
List Price	\$399,900	\$239,900	\$579,900
List Price/SF	\$328.87	\$461.35	\$311.77
Sold Price	\$465,366	\$240,000	\$579,900
Sold Price/SF	\$382.70	\$461.54	\$311.77
Sell/List Ratio	116.4%	100.0%	100.0%
DOM	8	6	9



Status	Sold	Sold	Sold
MLS® #	202508675	202508297	202507188
Area/Neighbr	2B/Norwood	2B/Norwood	2B/Norwood
Address	220 Eugenie Street	559 Cusson Street	146 Traverse Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1948	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	One and a Half	One and Three Quarters
Living Area	1672 SF	924 SF	1410 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 3 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Stucco
Exterior	Stucco, Vinyl	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Cork, Wall-to-wall carpet, Vinyl, Woo
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Electrical, Furnace, Roof C	Basement, Flooring	Kitchen, Roof Coverings, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Hood Fan
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Dishwasher, Dryer, Fridges - Two, Stove, Washer, Window
Parking	Double Detached	Rear Drive Access	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	56 SF	46 SF	50 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Back Lane, Landscape, Paved Street, Playground Nearby,	Corner, Creek, Fenced, Golf Nearby, Back Lane, Playground	Fenced, Landscaped deck, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,981.20/2024	\$3,351.52/2024	\$4,275.60/ 24
List Price	\$414,900	\$299,900	\$399,900
List Price/SF	\$248.15	\$324.57	\$283.62
Sold Price	\$450,000	\$370,000	\$426,000
Sold Price/SF	\$269.14	\$400.43	\$302.13
Sell/List Ratio	108.5%	123.4%	106.5%
DOM	6	6	8



Status	Sold	Sold	Sold
MLS® #	202506719	202506613	202506524
Area/Neighbr	2B/Norwood Flats	2B/Norwood Flats	2B/Norwood
Address	118 Lyndale Drive	90 Crawford Avenue	80 Bristol Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1913	/ 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Raised Bungalow	One and a Half
Living Area	1019 SF	819 SF	1397 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)	Brick Facing, Insert		
Fireplace Fuel	Electric		
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Roof Coverings		
Features	Air Conditioning-Central, Bar wet, Hood Fan, Main floor full	Air Conditioning-Central	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener remote(s), Microwave,
Parking	Single Attached, Front Drive Access, Garage door opener,	Double Detached	Double Detached, Garage door opener, Parking Pad, Rear Drive
Lot Shape	Normal	Normal	Normal
Frontage	55 SF	33 SF	38 SF
Depth	170 SF	120 SF	138 SF
Site Influence	Golf Nearby, Landscaped patio, Playground Nearby, Riverfront,	Fenced, Back Lane, Landscaped patio, Other/remarks, Shopping	Fenced, Vegetable Garden, Paved Lane, Landscaped deck, Forced Air
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,899.77/2024	\$3,542.97/2024	\$3,506.16/ 24
List Price	\$474,900	\$329,900	\$299,999
List Price/SF	\$466.05	\$402.81	\$214.75
Sold Price	\$500,000	\$370,000	\$391,800
Sold Price/SF	\$490.68	\$451.77	\$280.46
Sell/List Ratio	105.3%	112.2%	130.6%
DOM	2	6	6



Status	Sold	Sold	Sold
MLS® #	202506060	202504730	202505424
Area/Neighbr	2B/Norwood	2B/Norwood Flats	2B/Norwood
Address	556 Prosper Street	62 Lloyd Street	453 Horace Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1940	OL / 1923	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	One and a Half
Living Area	1063 SF	720 SF	1010 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	3/4	3/4
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Vinyl	Aluminum Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Vinyl, Vinyl Plank	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Flooring, Windows	
Features	Air Conditioning-Central, Bar wet, Deck, Main floor full bathroom,	Air Conditioning-Central, Main floor full bathroom, No Smoking	Air Conditioning-Central
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Garage door opener, Garage door opener remote(s), Double Detached
Parking	Single Detached	Single Detached	
Lot Shape	Normal	Normal	Normal
Frontage	0 SF	35 SF	100 SF
Depth	0 SF	0 SF	122 SF
Site Influence	Corner, Fenced, Golf Nearby, Back Lane, Playground Nearby,	Back Lane, Playground Nearby, Shopping Nearby	Fenced, Landscaped deck, Paved Street, Riverfront, River
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,593.13/ 24	\$2,976.32/ 24	\$4,228.56/2024
List Price	\$324,900	\$269,900	\$299,900
List Price/SF	\$305.64	\$374.86	\$296.93
Sold Price	\$380,000	\$280,000	\$295,000
Sold Price/SF	\$357.48	\$388.89	\$292.08
Sell/List Ratio	117.0%	103.7%	98.4%
DOM	8	12	31



Status	Sold	Sold	Sold
MLS® #	202503549	202503616	202503401
Area/Neighbr	2B/Norwood	2B/Norwood	2B/Norwood
Address	248 Traverse Avenue	528 Tremblay Street	337 Dubuc Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1944	OL / 1943	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two and a Half
Living Area	750 SF	576 SF	1709 SF
Fin Basement	27.87 M2/300 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 6 TBD: 6
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Stucco, Wood Siding	Brick
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	Vinyl, Wood	Laminate, Vinyl, Wood	Wood
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Electrical, Flooring, Furnace	
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Deck	No Smoking Home
Gds Included	Dryer, Freezer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Detached	Single Detached	No Garage, Parking Pad, Paved Driveway, Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	55 SF	39 SF	30 SF
Depth	120 SF	100 SF	0 SF
Site Influence	Corner, Fenced, Treed Lot	Fenced, Flat Site, Golf Nearby, Playground Nearby, Shopping	Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,717.21/ 24	\$2,838.14/2024	\$3,342.89/ 24
List Price	\$299,900	\$249,900	\$239,900
List Price/SF	\$399.87	\$433.85	\$140.37
Sold Price	\$350,000	\$265,000	\$265,000
Sold Price/SF	\$466.67	\$460.07	\$155.06
Sell/List Ratio	116.7%	106.0%	110.5%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202501911	202501850	202501684
Area/Neighbr	2B/Norwood Flats	2B/Norwood Flats	2B/Norwood Flats
Address	38 Gauvin Street	110 St Mary's Road	97 Lyndale Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1946	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Two Storey	Bungalow
Living Area	1952 SF	2624 SF	1134 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 5	BDA: 8 TBD: 8	BDA: 4 TBD: 4
Baths	FB: 2 HB: 1 EN: N	FB: 3 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Brick & Siding	Stucco	Vinyl
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wood	Laminate, Vinyl Plank	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen, Roof Coverings, V	Bathroom, Other remarks
Features	Deck, Main floor full bathroom, Patio, Sauna, Smoke Detectors	Laundry - Second Floor, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Microwave, Refrigerator, Stove, Washer	Alarm system, Blinds, Dryer, Freezer, Refrigerator, Stove,
Parking	Single Detached, Carport	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access
Lot Shape	Normal		
Frontage	50 SF	53 SF	52 SF
Depth	118 SF	106 SF	0 SF
Site Influence	Landscaped deck, Paved Street, River View	Golf Nearby, Back Lane, Low maintenance landscaped,	Corner
Heating	Forced Air	Baseboard, Hot Water	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,613.23/ 24	\$2,618.06/ 24	\$3,948.03/ 24
List Price	\$499,900	\$519,900	\$339,900
List Price/SF	\$256.10	\$198.13	\$299.74
Sold Price	\$540,000	\$490,000	\$372,000
Sold Price/SF	\$276.64	\$186.74	\$328.04
Sell/List Ratio	108.0%	94.2%	109.4%
DOM	4	29	7



Status	Sold	Sold	Sold
MLS® #	202501732	202501547	202501262
Area/Neighbr	2B/Norwood	2B/Norwood	2B/Norwood Flats
Address	272 Horace Street	500 Dubuc Street	78 Tache Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	/ 2010	OL / 1919
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1564 SF	1700 SF	1145 SF
Fin Basement	73.39 M2/790 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)		Glass Door	Glass Door, Heatilator/Fan
Fireplace Fuel		Electric	Electric
Flooring	Vinyl	Wall-to-wall carpet, Vinyl	Laminate
Foundation	Concrete	Piled, Preserved Wood	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Electrical, Flo
Features	Balcony - One, Closet Organizers, Deck,	Air Conditioning-Central, Deck, Smoke Detectors, Structural	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Dishwashers - Two, Dryers - Two, Fridges - Two, Microwaves - Two,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Bar Fridge, Blinds, Dishwasher, Dryer, Refrigerator, Storage
Parking	Rear Drive Access	Double Attached, Front Drive Access, Garage door opener,	Rear Drive Access
Lot Shape	Normal		Normal
Frontage	25 SF		35 SF
Depth	123 SF		120 SF
Site Influence	Flat Site, Playground Nearby, Shopping Nearby, Public	Fenced, Landscaped deck, No Back Lane, Park/reserve, Paved	Corner, Fenced, Golf Nearby, Paved Lane, Landscaped deck,
Heating	Baseboard, Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,663.81/2024	\$5,437.00/ 24	\$4,207.54/ 24
List Price	\$614,900	\$624,900	\$384,900
List Price/SF	\$393.16	\$367.59	\$336.16
Sold Price	\$605,000	\$601,200	\$425,000
Sold Price/SF	\$386.83	\$353.65	\$371.18
Sell/List Ratio	98.4%	96.2%	110.4%
DOM	49	10	8



Status	Sold	Sold	Sold
MLS® #	202414813	202501197	202500974
Area/Neighbr	2B/Norwood	2B/Norwood	2B/Norwood
Address	385 Lariviere Street	320 Dubuc Street	373 Dubuc Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1913	OL / 1910	OL / 1910
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and Three Quarters
Living Area	891 SF	1348 SF	864 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	3/4, See remarks
Construction	Concrete, Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Brick & Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, See remarks, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Kitchen, Other remarks	Electrical, Flooring, Kitchen, Plumbir	Furnace, Kitchen, Other remarks, R
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Closet Organizers, No Smoking Home	Air Conditioning-Central, Ceiling Fan, No Smoking Home, Patio,
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dryer, Freezer, Refrigerator, Storage Shed,
Parking	Single Detached, Plug-In	Parking Pad, Rear Drive Access	Parking Pad, Plug-In, Rear Drive Access, Unpaved Driveway
Lot Shape	Normal	Normal	Normal
Frontage	27 SF	48 SF	
Depth	100 SF	120 SF	
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Landscaped deck, Park/reserve, Paved Street,	Fenced, Golf Nearby, Back Lane, Landscaped patio, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,009.24/2024	\$3,896.55/2024	\$2,865.67/2024
List Price	\$299,900	\$339,900	\$269,900
List Price/SF	\$336.59	\$252.15	\$312.38
Sold Price	\$302,000	\$368,000	\$260,000
Sold Price/SF	\$338.95	\$273.00	\$300.93
Sell/List Ratio	100.7%	108.3%	96.3%
DOM	1	10	32



Status	Sold	Sold	Sold
MLS® #	202500375	202427811	202427436
Area/Neighbr	2B/Norwood Flats	2B/Norwood	2B/Norwood
Address	125 Monck Avenue	249 Eugenie Street	284 Eugenie Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1909	/ 1905
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and Three Quarters	Two Storey
Living Area	1977 SF	1188 SF	1125 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Wood Siding	Vinyl, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Stone	Stone	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings	
Features	Deck, High-Efficiency Furnace, Porch	High-Efficiency Furnace, No Pet Home, No Smoking Home,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Refrigerator, Stove, Washer, Window	
Parking	Single Detached, Parking Pad	Single Detached	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	33 SF	31 SF	30 SF
Depth	119 SF	122 SF	122 SF
Site Influence	Fenced, Back Lane, Landscape, Landscaped deck, Paved Street,	Fruit Trees/Shrubs, Golf Nearby, Back Lane, Paved Street,	Fenced, Back Lane, Paved Street, Playground Nearby,
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,722.79/2024	\$3,335.79/ 24	\$3,627.61/ 24
List Price	\$524,900	\$279,900	\$339,900
List Price/SF	\$265.50	\$235.61	\$302.13
Sold Price	\$524,900	\$320,000	\$327,000
Sold Price/SF	\$265.50	\$269.36	\$290.67
Sell/List Ratio	100.0%	114.3%	96.2%
DOM	1	10	38



Status	Sold	Sold	Sold
MLS® #	202424951	202425698	202509970
Area/Neighbr	2B/Norwood	2B/Norwood Flats	2B/Norwood Flats
Address	570 Deniset Street	111 Lawndale Avenue	169 Coniston Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1925	/ 1941	OL / 1943
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	One and a Half
Living Area	720 SF	1666 SF	1250 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 0 TBD: 0
Baths	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 0 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Vinyl
Fireplace(s)		Insert	
Fireplace Fuel		Gas	
Flooring	Tile, Vinyl, Wood	Vinyl, Wood	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Windows	Addition, Kitchen	Bathroom, Kitchen
Features	Ceiling Fan, Deck, Main floor full bathroom, Sunroom	Air Conditioning-Central, High-Efficiency Furnace, Main	
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Refrigerator, Stove
Parking	Single Detached	Double Detached	Double Detached, Garage door opener, Oversized, Rear Drive
Lot Shape	Normal		Normal
Frontage	33 SF	49 SF	0 SF
Depth	100 SF	119 SF	0 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Paved Street, Shopping	Fenced, Flat Site, Low maintenance landscaped,	Back Lane, Landscaped deck, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,829.64/2024	\$6,698.37/2024	\$3,835.28/2024
List Price	\$249,900	\$429,900	\$470,000
List Price/SF	\$347.08	\$258.04	\$376.00
Sold Price	\$240,000	\$410,000	\$470,000
Sold Price/SF	\$333.33	\$246.10	\$376.00
Sell/List Ratio	96.0%	95.4%	100.0%
DOM	59	57	0



Status	Sold	Sold	Sold
MLS® #	202513303	202512727	202512813
Area/Neighbr	2C/St Vital	2C/St Vital	2C/Elm Park
Address	38 Glen Avenue	690 River Road	19 Mager Drive W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1977	/ 1941
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-4 Level
Living Area	947 SF	2220 SF	2548 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Crawl space, Full
Construction	Wood Frame		Wood Frame
Exterior	Vinyl, Wood Siding	Brick & Siding, Stucco	Other-Remarks, Wood Siding
Fireplace(s)	Insert	Stone	Brick Facing, Insert, Stove
Fireplace Fuel	Electric	Wood	Wood
Flooring	Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl	Cork, See remarks, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn		Addition, Bathroom, Flooring, Furnac
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Garburator	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Front Drive Access	Single Attached	Single Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		
Frontage	60 SF	55 SF	50 SF
Depth	135 SF	100 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Landscaped deck, Playground Nearby, Private Yard,	Fruit Trees/Shrubs, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air, See remarks
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,681.19/2024	\$5,107.03/2024	\$6,532.87/2024
List Price	\$399,900	\$524,900	\$799,900
List Price/SF	\$422.28	\$236.44	\$313.93
Sold Price	\$515,000	\$605,000	\$799,900
Sold Price/SF	\$543.82	\$272.52	\$313.93
Sell/List Ratio	128.8%	115.3%	100.0%
DOM	8	8	10



Status	Sold	Sold	Sold
MLS® #	202511619	202511581	202511397
Area/Neighbr	2C/Elm Park	2C/Elm Park	2C/Pulberry
Address	111 Cunningham Avenue	20 Cunningham Avenue	50 Tyrone Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1927	/ 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1100 SF	2080 SF	1228 SF
Fin Basement		0.00 M2/0 SF	68.93 M2/742 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Concrete, Wood Frame
Exterior	Other-Remarks, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)		Brick Facing, Corner, Glass Door	Tile Facing
Fireplace Fuel		Gas, Wood	Wood
Flooring	Wall-to-wall carpet, See remarks, Tile	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Electrical, Furnace, Kitchen, Plumbir	Electrical, Furnace, Kitchen, Roof Co
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Balcony - One, Ceiling Fan, Closet Organizers, Deck,	Air Conditioning-Central, Bar wet, Microwave built in, Pool,
Gds Included	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Parking Pad	Double Detached	Single Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage	50 SF	50 SF	57 SF
Depth	103 SF	104 SF	110 SF
Site Influence	Golf Nearby, Back Lane, Playground Nearby, Public	Fenced, Vegetable Garden, Back Lane, Low maintenance	Corner, Fenced, Flat Site, Landscaped patio, No Back
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,740.33/2024	\$4,286.66/2024	\$4,483.00/2024
List Price	\$439,900	\$469,900	\$429,900
List Price/SF	\$399.91	\$225.91	\$350.08
Sold Price	\$544,000	\$512,174	\$473,000
Sold Price/SF	\$494.55	\$246.24	\$385.18
Sell/List Ratio	123.7%	109.0%	110.0%
DOM	7	6	12



Status	Sold	Sold	Sold
MLS® #	202510855	202510201	202510779
Area/Neighbr	2C/Norberry	2C/Bright Oaks	2C/Elm Park
Address	41 West Fernwood Avenue	102 Bright Oaks Bay	68 Elm Park Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1928	OL / 1971	OL / 1939
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-3 Level	One and Three Quarters
Living Area	779 SF	1100 SF	1212 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Vinyl	Stucco, Wood Siding	Aluminum Siding
Fireplace(s)		Insert	Brick Facing
Fireplace Fuel		Gas	See remarks
Flooring	Wood	Wall-to-wall carpet, Laminate	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Furnace, Kitchen, Plumbi
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Closet Organizers, Deck, Dog run	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Parking	Single Detached, Front Drive Access, Garage door opener,	Single Attached	Double Detached, Garage door opener
Lot Shape	Normal		Normal
Frontage	50 SF	55 SF	50 SF
Depth	100 SF	133 SF	106 SF
Site Influence	Fenced, Landscape, Landscaped patio, Playground Nearby,	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Back Lane, Landscape
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,133.31/2024	\$5,095.96/2025	\$3,954.71/ 24
List Price	\$339,900	\$559,900	\$399,900
List Price/SF	\$436.33	\$509.00	\$329.95
Sold Price	\$440,441	\$585,102	\$451,000
Sold Price/SF	\$565.39	\$531.91	\$372.11
Sell/List Ratio	129.6%	104.5%	112.8%
DOM	7	8	7



Status	Sold	Sold	Sold
MLS® #	202510588	202510333	202510081
Area/Neighbr	2C/Bright Oaks	2C/Norberry	2C/Elm Park
Address	366 Riel Avenue	26 St Vital Road	46 Mager Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1956	OL / 1924
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	1116 SF	624 SF	844 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 1 TBD: 1	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 0 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	None	Partial
Construction			
Exterior	Stucco, Wood Shingle	Vinyl	Stucco, Wood Siding
Fireplace(s)	Glass Door	Stove	
Fireplace Fuel	Gas	Wood	
Flooring	Wall-to-wall carpet, Vinyl	Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Partly, Roof Coverings, Wi		
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace,	Air conditioning wall unit, Laundry - Main Floor, Main floor	Laundry - Main Floor, Microwave built in, Monitored Alarm,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dryer, Freezer, Garage door opener,
Parking	Single Attached	Single Detached, Rear Drive Access	Single Detached
Lot Shape	Normal	Normal	Irregular
Frontage	55 SF	33 SF	86 SF
Depth	0 SF	89 SF	0 SF
Site Influence	Fenced, Landscaped patio, Playground Nearby, Private Yard,	Fenced, Flat Site, Back Lane, Paved Lane, Playground Nearby,	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Back Lane,
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	\$4,266.09/ 24	\$2,530.88/2024	\$3,938.36/ 24
List Price	\$414,900	\$159,900	\$329,900
List Price/SF	\$371.77	\$256.25	\$390.88
Sold Price	\$435,000	\$150,000	\$329,900
Sold Price/SF	\$389.78	\$240.38	\$390.88
Sell/List Ratio	104.8%	93.8%	100.0%
DOM	9	26	6



Status	Sold	Sold	Sold
MLS® #	202510020	202504696	202509674
Area/Neighbr	2C/Bright Oaks	2C/Pulberry	2C/St Vital
Address	15 Sandralin Bay	3 Triton Bay	130 St Vital Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1960	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1120 SF	1268 SF	680 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Stone		
Fireplace Fuel			
Flooring	Tile, Vinyl	Vinyl, Wood	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Garage, Kitchen	Kitchen, Windows	Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Detached	Single Detached	Single Attached
Lot Shape	Pie Shaped		
Frontage	49 SF	0 SF	50 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Cul-De-Sac, Fenced, No Back Lane, Paved Street, Playground	Fenced, No Back Lane, Paved Street, Public Swimming Pool,	Fenced, Golf Nearby, Landscape, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,391.55/ 24	\$4,275.87/ 24	\$3,600.62/2024
List Price	\$475,000	\$424,900	\$289,900
List Price/SF	\$424.11	\$335.09	\$426.32
Sold Price	\$515,000	\$435,000	\$335,000
Sold Price/SF	\$459.82	\$343.06	\$492.65
Sell/List Ratio	108.4%	102.4%	115.6%
DOM	4	7	20



Status	Sold	Sold	Sold
MLS® #	202509689	202509416	202509326
Area/Neighbr	2C/Normand Park	2C/Pulberry	2C/Pulberry
Address	151 Redview Drive	76 Weaver Bay	39 Hastings Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1990	OL / 1962	/ 1927
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2470 SF	1050 SF	1270 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Aluminum Siding, Stucco	Vinyl
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Flooring, Furnace, Other remarks		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dryer, Freezer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Front Drive Access, Parking Pad	Double Detached, Front & Rear Drive Access, Parking Pad
Lot Shape			
Frontage	65 SF	50 SF	50 SF
Depth	179 SF		223 SF
Site Influence	Landscape, Public Transportation	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Back Lane, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,796.84/ 24	\$3,766.61/2024	\$4,961.63/2024
List Price	\$649,900	\$399,900	\$473,900
List Price/SF	\$263.12	\$380.86	\$373.15
Sold Price	\$730,000	\$400,000	\$480,100
Sold Price/SF	\$295.55	\$380.95	\$378.03
Sell/List Ratio	112.3%	100.0%	101.3%
DOM	7	13	13



Status	Sold	Sold	Sold
MLS® #	202509335	202508717	202508976
Area/Neighbr	2C/Pulberry	2C/Pulberry	2C/River Pointe
Address	268 Dunkirk Drive E	26 Weaver Bay	95 River Pointe Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1961	OL / 1994
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1348 SF	1072 SF	3003 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: 4 TBD: 5
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Brick & Siding	Brick, Stucco
Fireplace(s)		Insert	Glass Door
Fireplace Fuel		Gas	Gas, Wood
Flooring	Wall-to-wall carpet, Laminate, Tile	Cork, Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Metal	Shingle	Shingle
Remodelled		Bathroom, Flooring, Insulation, Kitch	Bathroom, Flooring, Kitchen, Windov
Features	Air Conditioning-Central, Closet Organizers, Deck, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, Exterior walls, 2x6", Garburator, Alarm system, Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door
Parking	Single Attached	Single Detached	Double Attached, Front Drive Access, Oversized, Workshop
Lot Shape		Normal	Normal
Frontage	61 SF	55 SF	74 SF
Depth	209 SF	99 SF	125 SF
Site Influence	Landscaped deck, Park/reserve, Paved Street, Playground	Fenced	Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,997.87/2025	\$4,066.92/ 24	\$8,813.09/2024
List Price	\$550,000	\$429,900	\$1,050,000
List Price/SF	\$408.01	\$401.03	\$349.65
Sold Price	\$530,000	\$520,000	\$1,035,000
Sold Price/SF	\$393.18	\$485.07	\$344.66
Sell/List Ratio	96.4%	121.0%	98.6%
DOM	30	8	7



Status	Sold	Sold	Sold
MLS® #	202508760	202508404	202508240
Area/Neighbr	2C/Pulberry	2C/Bright Oaks	2C/Elm Park
Address	30 Triton Bay	108 Minnetonka Street	33 Rosewarne Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	OL / 1955	OL / 1931
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and Three Quarters
Living Area	1244 SF	1360 SF	1250 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Wood	See remarks
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl Plank	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Other remarks	Other remarks
Features	High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Main	Cook Top, No Pet Home, No Smoking Home, Oven built in
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access, Parking Pad	Double Detached, Oversized	Double Detached
Lot Shape	Normal		Normal
Frontage	65 SF	85 SF	50 SF
Depth	100 SF	105 SF	109 SF
Site Influence	Fenced, Fruit Trees/Shrubs, No Back Lane, Park/reserve,	Fenced, Flat Site, Golf Nearby, Low maintenance landscaped,	Fenced, Golf Nearby, Back Lane, Other/remarks, Paved
Heating	Baseboard, Forced Air	Forced Air	Hot Water
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	\$4,147.48/ 24	\$4,209.03/2024	\$3,700.22/ 24
List Price	\$449,900	\$399,900	\$329,900
List Price/SF	\$361.66	\$294.04	\$263.92
Sold Price	\$510,000	\$471,600	\$433,000
Sold Price/SF	\$409.97	\$346.76	\$346.40
Sell/List Ratio	113.4%	117.9%	131.3%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202504957	202508254	202503878
Area/Neighbr	2C/Pulberry	2C/St Vital	2C/St Vital
Address	286 Victoria Crescent	502 River Road	29 Riverbend Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	/ 1984	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1408 SF	1343 SF	1022 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 0 TBD: 0	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 0 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Wood Shingle	Stone, Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Stone	
Fireplace Fuel		Gas	
Flooring	Vinyl, Wood	Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement	
Features		Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, Microwave
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Rear Drive Access
Parking	Double Detached	Double Attached	
Lot Shape	Normal	Normal	
Frontage	167 SF	58 SF	60 SF
Depth	130 SF	100 SF	0 SF
Site Influence	Flat Site, No Back Lane, Playground Nearby, Private	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Back Lane, Landscape, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	See remarks	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	See remarks, Septic Tank & Field	Municipal/Community	Municipal/Community
Gross Tax	\$5,077.68/ 24	\$4,797.32/ 24	\$3,757.98/ 24
List Price	\$789,750	\$484,900	\$339,900
List Price/SF	\$560.90	\$361.06	\$332.58
Sold Price	\$808,888	\$532,500	\$330,000
Sold Price/SF	\$574.49	\$396.50	\$322.90
Sell/List Ratio	102.4%	109.8%	97.1%
DOM	2	9	6



Status	Sold	Sold	Sold
MLS® #	202507765	202506229	202506796
Area/Neighbr	2C/St Vital	2C/Elm Park	2C/Norberry
Address	24 Glen Avenue	49 GLENLAWN Avenue	30 West Fernwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1948	OL / 1949	OL / 1932
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1145 SF	806 SF	900 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Aluminum Siding, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Roof Coverings, Windows	Electrical, Furnace, Roof Coverings,	Bathroom, Electrical, Flooring, Furna
Features	Air Conditioning-Central, Deck, Garburator, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener remote(s),	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Front & Rear Drive Access, Heated, Insulated,	Single Detached, Garage door opener, Oversized, Parking Pad,	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	60 SF	45 SF	50 SF
Depth	135 SF	112 SF	100 SF
Site Influence	Fenced, Back Lane, Landscaped deck, No Through Road,	Fenced, Golf Nearby, Park/reserve, Playground	Fenced, Back Lane, Landscaped deck, Playground Nearby, Baseboard, Forced Air
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,201.25/2024	\$4,047.58/ 24	\$3,622.75/2024
List Price	\$399,900	\$329,900	\$369,930
List Price/SF	\$349.26	\$409.31	\$411.03
Sold Price	\$515,000	\$329,900	\$375,000
Sold Price/SF	\$449.78	\$409.31	\$416.67
Sell/List Ratio	128.8%	100.0%	101.4%
DOM	6	9	7



Status	Sold	Sold	Sold
MLS® #	202507216	202506747	202506776
Area/Neighbr	2C/Pulberry	2C/River Pointe	2C/Bright Oaks
Address	113 St Michael Road	90 River Pointe Drive	54 BLACKMORE Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1993	/ 1971
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	743 SF	4200 SF	880 SF
Fin Basement		0.00 M2/0 SF	46.45 M2/500 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Brick	Stucco, Vinyl
Fireplace(s)		Insert	
Fireplace Fuel		Gas	
Flooring	Laminate, Vinyl, Wood	Wood	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Windo	Completely	Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Balcony - One, Bar wet, Deck,	Air Conditioning-Central, Bar dry, Ceiling Fan, Central Exhaust,
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Triple Attached	Single Detached, Front Drive Access, Garage door opener,
Lot Shape	Normal		Normal
Frontage	50 SF	72 SF	50 SF
Depth	120 SF	146 SF	172 SF
Site Influence	Fenced, Flat Site, Landscaped patio, No Back Lane,	Fenced, Low maintenance landscaped, No Back Lane,	Flat Site, Landscaped patio, No Back Lane, No Through Road,
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,667.02/2024	\$14,121.00/ 24	\$4,065.00/ 24
List Price	\$349,900	\$2,349,999	\$389,900
List Price/SF	\$470.93	\$559.52	\$443.07
Sold Price	\$341,000	\$2,175,000	\$460,800
Sold Price/SF	\$458.95	\$517.86	\$523.64
Sell/List Ratio	97.5%	92.6%	118.2%
DOM	11	21	9



Status	Sold	Sold	Sold
MLS® #	202506579	202506595	202506428
Area/Neighbr	2C/St Vital	2C/Elm Park	2C/Pulberry
Address	15 Parkville Drive	11 Kingston Row	6 Weaver Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1922	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-4 Level
Living Area	835 SF	1077 SF	1588 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full, Half basement	Half basement, See remarks
Construction		Wood Frame	
Exterior	Stucco	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)			Stone
Fireplace Fuel			Wood
Flooring	Tile, Vinyl, Wood	Laminate, Tile	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Exterior, Flooring, Furnace, Kitchen,	
Features		Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Parking	Single Detached	Front Drive Access, Parking Pad, Paved Driveway	Double Detached, Front Drive Access, Garage door opener
Lot Shape		Normal	
Frontage	50 SF	50 SF	62 SF
Depth	91 SF	112 SF	
Site Influence	Fenced, Vegetable Garden, Low maintenance landscaped,	Fenced, Fruit Trees/Shrubs, Golf Nearby, Back Lane, Playground	Other/remarks, Park/reserve, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,589.56/2024	\$3,445.71/2025	\$4,359.00/ 24
List Price	\$420,000	\$369,900	\$399,900
List Price/SF	\$502.99	\$343.45	\$251.83
Sold Price	\$410,650	\$357,500	\$515,000
Sold Price/SF	\$491.80	\$331.94	\$324.31
Sell/List Ratio	97.8%	96.6%	128.8%
DOM	50	10	7



Status	Sold	Sold	Sold
MLS® #	202505465	202505066	202505838
Area/Neighbr	2C/Elm Park	2C/Norberry	2C/Bright Oaks
Address	19 Glenlawn Avenue	47 BARRINGTON Avenue	31 Greendell Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1963	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1265 SF	1048 SF	1330 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	79.90 M2/860 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	3/4, Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			Stove
Fireplace Fuel			Electric, Wood
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Flooring, Roof Coverings	Bathroom, Flooring, Garage, Kitcher	Bathroom, Flooring, Furnace, Other
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Microwave built in, No Smoking	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached	Double Detached, Front Drive Access	Double Detached, Garage door opener, Oversized, Plug-In,
Lot Shape		Normal	Normal
Frontage	45 SF	50 SF	82 SF
Depth	113 SF	97 SF	125 SF
Site Influence	Corner, Fenced, Back Lane, Paved Lane, Landscape,	Fenced, Golf Nearby, Landscaped patio, No Back	Fenced, Vegetable Garden, Landscaped deck, 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	\$4,879.27/2024	\$4,175.01/ 24	\$4,235.42/ 24
List Price	\$349,900	\$479,900	\$429,900
List Price/SF	\$276.60	\$457.92	\$323.23
Sold Price	\$467,500	\$500,000	\$457,000
Sold Price/SF	\$369.57	\$477.10	\$343.61
Sell/List Ratio	133.6%	104.2%	106.3%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202503823	202505055	202504202
Area/Neighbr	2C/Elm Park	2C/Bright Oaks	2C/St Vital
Address	233 Kingston Row	70 Robertson Crescent	35 West Fernwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1972	/ 1927
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	1437 SF	880 SF	980 SF
Fin Basement	74.32 M2/800 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Wood Siding	Stone, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Kitchen, Roof C	Basement, Bathroom, Flooring, Kitch	Bathroom, Exterior, Flooring, Kitcher
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, Jetted Tub, Main floor full bathroom, No
Gds Included	Dishwasher, Dryer, Fridges - Two, Stove, Washer, Window	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage
Parking	Front Drive Access	Parking Pad	Double Detached
Lot Shape	Normal		Normal
Frontage	50 SF	50 SF	50 SF
Depth	136 SF	99 SF	100 SF
Site Influence	Golf Nearby, Landscaped deck, No Back Lane, Paved Street,	Fenced, Fruit Trees/Shrubs, Back Lane, Playground Nearby,	Fenced, Golf Nearby, Landscaped deck, Park/reserve, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,422.22/ 24	\$3,965.78/ 24	\$3,257.61/ 24
List Price	\$568,900	\$389,900	\$359,900
List Price/SF	\$395.89	\$443.07	\$367.24
Sold Price	\$650,233	\$420,000	\$360,000
Sold Price/SF	\$452.49	\$477.27	\$367.35
Sell/List Ratio	114.3%	107.7%	100.0%
DOM	9	8	14



Status	Sold	Sold	Sold
MLS® #	202502396	202504722	202504279
Area/Neighbr	2C/Bright Oaks	2C/Elm Park	2C/Elm Park
Address	31 Bright Oaks Bay W	12 Cunningham Avenue	73 Sunset Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	/ 1980	OL / 1930
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	988 SF	1224 SF	872 SF
Fin Basement	69.68 M2/750 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Cedar, Other-Remarks, Stucco	Stucco
Fireplace(s)		Other - See remarks	Glass Door
Fireplace Fuel		Wood	Gas
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, See remarks, Tile	Tile, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen	Furnace, Other remarks, Roof Cover	Basement, Bathroom, Furnace
Features	Air Conditioning-Central, Bar wet, Central Exhaust, Deck,	Air Conditioning-Central, Ceiling Fan, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Microwave, Refrigerator,	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access, No Garage, Paved Driveway	Carport, Garage door opener, Rear Drive Access	Double Detached
Lot Shape	Normal		Normal
Frontage	55 SF	49 SF	45 SF
Depth	125 SF	100 SF	113 SF
Site Influence	Cul-De-Sac, Fenced, Flat Site, Landscaped patio, No Back	Golf Nearby, Paved Lane, Landscaped deck, Playground	Fenced, Golf Nearby, Back Lane, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,989.46/2024	\$3,897.23/2024	\$4,218.72/ 24
List Price	\$399,900	\$369,900	\$379,900
List Price/SF	\$404.76	\$302.21	\$435.67
Sold Price	\$450,500	\$367,500	\$493,700
Sold Price/SF	\$455.97	\$300.25	\$566.17
Sell/List Ratio	112.7%	99.4%	130.0%
DOM	7	24	7



Status	Sold	Sold	Sold
MLS® #	202503949	202503955	202503907
Area/Neighbr	2C/Elm Park	2C/Elm Park	2C/St Vital
Address	143 Kingston Row	128 Elm Park Road	35 Parkville Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1959	/ 1955	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Split-4 Level	One and a Half
Living Area	2430 SF	1668 SF	1152 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Stucco	Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Tar & Gravel	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Flat Roof, High-Efficiency	Air Conditioning-Central, Hood Fan, No Pet Home, No Smoking	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Attached	Single Attached	Double Detached
Lot Shape			
Frontage	57 SF	50 SF	45 SF
Depth	0 SF	106 SF	213 SF
Site Influence	Fenced, Golf Nearby, No Back Lane, Playground Nearby,	Fenced, Golf Nearby, Landscaped patio, Paved Street,	Landscape, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,495.98/2024	\$3,676.90/2024	\$4,108.07/ 24
List Price	\$699,800	\$449,900	\$374,900
List Price/SF	\$287.98	\$269.72	\$325.43
Sold Price	\$875,000	\$555,000	\$416,800
Sold Price/SF	\$360.08	\$332.73	\$361.81
Sell/List Ratio	125.0%	123.4%	111.2%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202503434	202503190	202502781
Area/Neighbr	2C/Bright Oaks	2C/Pulberry	2C/Pulberry
Address	15 Warrendale Place	52 Cabot Crescent	134 Arden Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1960	OL / 1963
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1324 SF	1130 SF	1100 SF
Fin Basement	0.00 M2/0 SF	92.90 M2/1,000 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco, Wood Siding	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Laminate, Tile, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn	Furnace, Other remarks, Roof Cover	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Bar wet, Deck, High-Efficiency Furnace, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Refrigerator,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Single Attached	Carport	Single Detached, Oversized
Lot Shape	Pie Shaped	Normal	
Frontage	50 SF	58 SF	54 SF
Depth	0 SF	99 SF	113 SF
Site Influence	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Landscaped deck, Landscaped patio, Playground	Fenced, Landscaped patio, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,985.15/2024	\$4,331.00/2025	\$4,096.67/ 24
List Price	\$509,900	\$379,900	\$399,900
List Price/SF	\$385.12	\$336.19	\$363.55
Sold Price	\$497,500	\$466,000	\$491,000
Sold Price/SF	\$375.76	\$412.39	\$446.36
Sell/List Ratio	97.6%	122.7%	122.8%
DOM	8	8	6



Status	Sold	Sold	Sold
MLS® #	202503104	202502612	202502586
Area/Neighbr	2C/Bright Oaks	2C/Bright Oaks	2C/Bright Oaks
Address	58 Blue Spruce Crescent	169 Woodlawn Avenue	100 Nicollet Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1973	/ 1947	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	990 SF	722 SF	1392 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Other-Remarks, Stucco	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)	Brick Facing		Stone
Fireplace Fuel	Electric		See remarks
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche	Furnace, Roof Coverings	Basement, Bathroom, Completely, F
Features	Air Conditioning-Central, Bar dry, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Alarm system, Blinds, Dryer, Freezer, Refrigerator, Stove,	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Garage door opener, Oversized, Rear Drive	Single Detached	Single Attached
Lot Shape		Normal	Normal
Frontage	59 SF	80 SF	50 SF
Depth	99 SF	122 SF	103 SF
Site Influence	Fenced, Golf Nearby, Landscaped patio, Playground	Vegetable Garden, Landscape, Shopping Nearby, Treed Lot	Fenced, Playground Nearby, Private Yard, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,300.84/2024	\$3,300.13/ 24	\$4,153.88/ 24
List Price	\$399,900	\$259,900	\$569,000
List Price/SF	\$403.94	\$359.97	\$408.76
Sold Price	\$451,000	\$348,888	\$555,000
Sold Price/SF	\$455.56	\$483.22	\$398.71
Sell/List Ratio	112.8%	134.2%	97.5%
DOM	6	7	21



Status	Sold	Sold	Sold
MLS® #	202502334	202501605	202501803
Area/Neighbr	2C/Elm Park	2C/Pulberry	2C/Elm Park
Address	115 Kingston Row	98 Woodbury Drive	36 Glenlawn Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1940	OL / 1968	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1216 SF	1150 SF	800 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Concrete, Wood Frame		
Exterior	Stucco	Stucco, Wood Siding	Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		See remarks	
Flooring	Wood	Tile, Vinyl, Wood	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen		Basement, Bathroom, Kitchen, Wind
Features	Cook Top, Hot Tub, Microwave built in, Oven built in	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Microwave built in
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Storage Shed, Window Coverings	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Single Detached	Single Attached	Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	42 SF	0 SF	45 SF
Depth	0 SF	0 SF	116 SF
Site Influence	Landscape, Playground Nearby, Private Yard, Riverfront, River	Fenced, Landscape, No Back Lane, Playground Nearby,	Fenced, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,455.16/ 24	\$4,465.53/ 24	\$3,709.73/ 24
List Price	\$569,900	\$299,900	\$349,900
List Price/SF	\$468.67	\$260.78	\$437.38
Sold Price	\$550,000	\$326,000	\$382,000
Sold Price/SF	\$452.30	\$283.48	\$477.50
Sell/List Ratio	96.5%	108.7%	109.2%
DOM	71	9	7



Status	Sold	Sold	Sold
MLS® #	202501620	202501518	202501464
Area/Neighbr	2C/Pulberry	2C/Norberry	2C/St Vital
Address	132 Arden Avenue	25 St Vital Road	28 Nichol Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1956	OL / 1922
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	One and a Half
Living Area	1708 SF	912 SF	1980 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Wood Siding
Fireplace(s)			Insert
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Laminate	See remarks	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Windows		Completely
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Accessibility Access, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Deck, Laundry - Main Floor, No Pet
Gds Included	Blinds, Dishwasher, Refrigerator, Stove, Window Coverings	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Refrigerator, Stove
Parking	Single Detached, Front Drive Access, Oversized	Single Detached, Front Drive Access	Front Drive Access
Lot Shape			
Frontage	65 SF	60 SF	60 SF
Depth	220 SF		135 SF
Site Influence	Landscaped deck, No Back Lane, Park/reserve, Playground	Fenced, Accessibility Access, Shopping Nearby, Public	Fenced, Golf Nearby, Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,995.55/2024	\$3,780.78/ 24	\$3,957.82/2024
List Price	\$359,900	\$389,900	\$539,900
List Price/SF	\$210.71	\$427.52	\$272.68
Sold Price	\$329,000	\$372,500	\$539,900
Sold Price/SF	\$192.62	\$408.44	\$272.68
Sell/List Ratio	91.4%	95.5%	100.0%
DOM	30	12	6



Status	Sold	Sold	Sold
MLS® #	202501380	202500833	202500755
Area/Neighbr	2C/Pulberry	2C/Elm Park	2C/Elm Park
Address	139 Parkville Drive	20 Rosewarne Avenue	9 Elm Park Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	/ 1943	OL / 1937
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and Three Quarters
Living Area	1092 SF	850 SF	1290 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Wood Siding	Brick, Stucco, Vinyl	Stucco
Fireplace(s)			Other - See remarks
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Kitchen	Basement, Bathroom, Kitchen, Othe
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Garburator, Main floor full	Air Conditioning-Central, Ceiling Fan, Microwave built in, No Pet
Gds Included	Dishwasher, Dryer, Fridges - Two, Microwave, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Carport, Front Drive Access, Plug-In	Double Detached, Garage door opener, Heated, Insulated	Tandem Garage
Lot Shape		Normal	Normal
Frontage	60 SF	50 SF	55 SF
Depth	99 SF	110 SF	110 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Vegetable Garden, Back Lane, Landscape, Landscaped	Corner, Fenced, Vegetable Garden, Golf Nearby, Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,024.21/ 24	\$3,655.96/ 24	\$4,796.87/ 24
List Price	\$419,900	\$349,900	\$469,900
List Price/SF	\$384.52	\$411.65	\$364.26
Sold Price	\$466,000	\$421,021	\$471,500
Sold Price/SF	\$426.74	\$495.32	\$365.50
Sell/List Ratio	111.0%	120.3%	100.3%
DOM	6	6	14



Status	Sold	Sold	Sold
MLS® #	202500215	202427848	202427077
Area/Neighbr	2C/Norberry	2C/Elm Park	2C/St Vital
Address	54 St Vital Road	301 Kingston Crescent	31 Moore Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1932	OL / 1951
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1292 SF	752 SF	680 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	None
Construction	Wood Frame		Wood Frame
Exterior	Aluminum Siding, Vinyl	Wood Siding	Vinyl
Fireplace(s)	Heatilator/Fan		
Fireplace Fuel	Electric		
Flooring	Laminate, Vinyl, Wood	Wood	Wood
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace		
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, No Pet	High-Efficiency Furnace, Laundry - Main Floor, Main floor full
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Front Drive Access, Parking Pad, Plug-In	Single Detached	Double Detached
Lot Shape	Normal		
Frontage	45 SF	50 SF	30 SF
Depth	97 SF	169 SF	90 SF
Site Influence	Fenced, Flat Site, Golf Nearby, No Back Lane, Paved Street,	Golf Nearby, No Back Lane, Park/reserve, Playground	Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,607.17/ 24	\$4,673.93/2024	\$2,620.68/ 24
List Price	\$329,900	\$389,900	\$199,900
List Price/SF	\$255.34	\$518.48	\$293.97
Sold Price	\$360,000	\$350,000	\$185,000
Sold Price/SF	\$278.64	\$465.43	\$272.06
Sell/List Ratio	109.1%	89.8%	92.5%
DOM	7	37	59



Status	Sold	Sold	Sold
MLS® #	202424455	202513383	202511625
Area/Neighbr	2C/St Vital	2D/St Vital	2D/St Vital
Address	243 Darwin Street	93 Vivian Avenue	18 Egerton Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1977	/ 2007
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Two Storey
Living Area	1664 SF	1200 SF	2019 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Partial	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Wood Siding	Stone, Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Preserved Wood
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings, Windows	Flooring
Features		Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Dryer, Refrigerator, Stove, Washer	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Gds Included		No Garage, Parking Pad	Double Attached, Triple Attached, Heated, Oversized,
Parking	Double Attached		
Lot Shape	Normal	Normal	
Frontage	50 SF	25 SF	53 SF
Depth	99 SF	0 SF	0 SF
Site Influence	Playground Nearby	Back Lane, Landscaped deck, Shopping Nearby	Golf Nearby, Low maintenance landscaped, Landscaped deck, Forced Air
Heating	Forced Air	Forced Air	Electric
Heating Fuel	Natural gas	Natural gas	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,113.70/2024	\$3,249.83/2024	\$5,981.12/ 24
List Price	\$299,900	\$299,900	\$649,900
List Price/SF	\$180.23	\$249.92	\$321.89
Sold Price	\$290,000	\$310,000	\$726,000
Sold Price/SF	\$174.28	\$258.33	\$359.58
Sell/List Ratio	96.7%	103.4%	111.7%
DOM	54	10	9



Status	Sold	Sold	Sold
MLS® #	202512965	202512909	202500025
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	28 St Elmo Road	94 Strammillis Avenue	125 Dunraven Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1931	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	672 SF	1015 SF	771 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Vinyl	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		Flooring, Roof Coverings, Windows
Features	Air Conditioning-Central, Bar dry, Deck, Main floor full bathroom,	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Deck, Smoke Detectors
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dryer, Refrigerator, Storage Shed,
Parking	Single Detached, Front Drive Access	Single Attached, Double Detached	Parking Pad, Rear Drive Access
Lot Shape	Normal		Normal
Frontage	50 SF	0 SF	47 SF
Depth	120 SF	0 SF	102 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Playground Nearby,	Back Lane, Paved Lane, Paved Street, Shopping Nearby	Fenced, Golf Nearby, Landscaped deck, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,235.00/2024	\$4,272.00/ 24	\$3,688.59/ 24
List Price	\$279,900	\$325,000	\$299,900
List Price/SF	\$416.52	\$320.20	\$388.98
Sold Price	\$335,000	\$375,000	\$357,000
Sold Price/SF	\$498.51	\$369.46	\$463.04
Sell/List Ratio	119.7%	115.4%	119.0%
DOM	7	9	11



Status	Sold	Sold	Sold
MLS® #	202511382	202511324	202511295
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	15 Worthington Avenue	10 Inman Avenue	47 Imperial Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1978	OL / 1922
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1036 SF	1080 SF	588 SF
Fin Basement	0.00 M2/0 SF	23.23 M2/250 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Brick, Wood Siding	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl Plank	Laminate
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Roof Coverings, \		Furnace, Kitchen, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	High-Efficiency Furnace, Main floor full bathroom, Microwave
Gds Included	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Dishwasher, Microwave, Refrigerator, Stove, Window
Parking	Single Detached, Rear Drive Access	Parking Pad	Parking Pad
Lot Shape	Normal		
Frontage	46 SF	28 SF	27 SF
Depth	97 SF	102 SF	102 SF
Site Influence	Fenced, Landscaped patio, Paved Street, Shopping Nearby,	Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,801.08/ 24	\$3,419.92/2025	\$2,215.60/2024
List Price	\$339,900	\$299,900	\$214,900
List Price/SF	\$328.09	\$277.69	\$365.48
Sold Price	\$400,000	\$335,533	\$220,019
Sold Price/SF	\$386.10	\$310.68	\$374.18
Sell/List Ratio	117.7%	111.9%	102.4%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202511066	202510901	202504255
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	129 The Glen	268 Metcalfe Avenue	157 Fernwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1942	OL / 1909	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	625 SF	740 SF	905 SF
Fin Basement	51.10 M2/550 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood	Vinyl Plank
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Exterior, Roof		Basement, Bathroom, Completely, E
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	No Pet Home, No Smoking Home	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Freezer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Tandem Garage	Single Attached	Single Detached
Lot Shape	Normal		Normal
Frontage	50 SF	37 SF	55 SF
Depth	106 SF	100 SF	108 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscape, Park/reserve,	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,047.37/ 24	\$2,193.54/ 24	\$3,955.63/ 24
List Price	\$299,900	\$173,900	\$419,900
List Price/SF	\$479.84	\$235.00	\$463.98
Sold Price	\$350,129	\$186,000	\$500,000
Sold Price/SF	\$560.21	\$251.35	\$552.49
Sell/List Ratio	116.7%	107.0%	119.1%
DOM	12	6	7



Status	Sold	Sold	Sold
MLS® #	202507061	202510584	202510609
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	79 Dunraven Avenue	21 Vivian Avenue	107 Hindley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1949	OL / 1952	/ 1951
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and Three Quarters	Bungalow
Living Area	908 SF	1360 SF	856 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	65.03 M2/700 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			Insert
Fireplace Fuel			Electric
Flooring	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace		Flooring
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Parking Pad, Rear Drive	Double Detached, Garage door opener, Rear Drive Access	Double Detached, Heated, Oversized, Paved Driveway,
Lot Shape	Normal		
Frontage	48 SF	50 SF	50 SF
Depth	0 SF	102 SF	215 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, Back Lane, Landscape,	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Paved Street, Private Setting
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,708.03/2025	\$3,866.19/ 24	\$4,010.04/ 24
List Price	\$324,900	\$379,900	\$319,900
List Price/SF	\$357.82	\$279.34	\$373.71
Sold Price	\$350,444	\$480,000	\$450,250
Sold Price/SF	\$385.95	\$352.94	\$525.99
Sell/List Ratio	107.9%	126.3%	140.7%
DOM	9	8	8



Status	Sold	Sold	Sold
MLS® #	202510283	202510007	202510023
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	60 Kingswood Avenue	239 Portland Avenue	113 Vivian Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1951	OL / 1957	OL / 2003
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	832 SF	833 SF	930 SF
Fin Basement	65.03 M2/700 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Wood	Laminate
Foundation	Concrete	Block, Concrete	Concrete
Roof	Shingle	Metal	Shingle
Remodelled	Bathroom, Exterior, Furnace, Kitchen	Bathroom, Flooring, Other remarks	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
Gds Included	See remarks	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,
Parking	Single Detached, Rear Drive Access	Single Detached	Single Detached
Lot Shape	Normal		
Frontage	50 SF	45 SF	25 SF
Depth	102 SF	0 SF	102 SF
Site Influence	Paved Lane, Paved Street, Playground Nearby, Shopping	Fenced, Playground Nearby, Shopping Nearby, Public	Back Lane, Paved Street, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,921.52/ 24	\$3,311.38/2024	\$3,692.44/2024
List Price	\$330,000	\$339,900	\$349,900
List Price/SF	\$396.63	\$408.04	\$376.24
Sold Price	\$330,000	\$336,000	\$342,000
Sold Price/SF	\$396.63	\$403.36	\$367.74
Sell/List Ratio	100.0%	98.9%	97.7%
DOM	28	8	2



Status	Sold	Sold	Sold
MLS® #	202510225	202510145	202508207
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	65 Berrydale Avenue	11 Ellesmere Avenue	53 Trafford Park
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1924	OL / 1924	OL / 1976
Type	Single Family Detached	Single Family Detached	Townhouse
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Two Storey
Living Area	2155 SF	734 SF	1266 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 2 EN: Y
Basement	Full	Crawl space, Half basement	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Not known	Concrete, Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air conditioning wall unit	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included		Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Front Drive Access	Parking Pad	Parking Pad, Rear Drive Access
Lot Shape			
Frontage	78 SF	0 SF	40 SF
Depth	214 SF	0 SF	60 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscape, Paved Street,	Fenced, Golf Nearby, Back Lane, Low maintenance	Cul-De-Sac, Fenced, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,413.56/2024	\$2,069.36/ 24	\$2,922.55/2024
List Price	\$375,000	\$199,900	\$339,900
List Price/SF	\$174.01	\$272.34	\$268.48
Sold Price	\$395,000	\$190,000	\$336,000
Sold Price/SF	\$183.29	\$258.86	\$265.40
Sell/List Ratio	105.3%	95.0%	98.9%
DOM	0	19	21



Status	Sold	Sold	Sold
MLS® #	202509148	202509936	202509859
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	179 Imperial Avenue	78 Worthington Avenue	378 Beliveau Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1963	OL / 1941	/ 1975
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bi-Level
Living Area	1050 SF	898 SF	720 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate, Tile, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete, Preserved Wood	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Ceiling Fan, High-Efficiency Furnace, Main floor full
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dryer, Garage door opener, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Parking Pad, Plug-In, Rear Drive Access	Double Detached, Front Drive Access	EV Charging Station, Front Drive Access, Paved Driveway
Lot Shape	Normal		
Frontage	40 SF	53 SF	
Depth	102 SF	214 SF	
Site Influence	Fenced, Golf Nearby, Back Lane, Private Yard, Shopping	Shopping Nearby, Public Transportation	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,774.56/ 24	\$3,226.11/2024	\$3,273.52/2024
List Price	\$369,900	\$269,900	\$299,900
List Price/SF	\$352.29	\$300.56	\$416.53
Sold Price	\$370,000	\$280,000	\$344,000
Sold Price/SF	\$352.38	\$311.80	\$477.78
Sell/List Ratio	100.0%	103.7%	114.7%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202509312	202508953	202509008
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	16 St George Road	100 Havelock Avenue	117 Hindley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1945	OL / 1953	OL / 1919
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	840 SF	1182 SF	720 SF
Fin Basement	0.00 M2/0 SF	83.61 M2/900 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	None	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Other-Remarks	Other-Remarks, Vinyl, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Wood
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	See remarks
Remodelled			Bathroom, Electrical, Kitchen, Roof (
Features	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Jetted Tub, Main floor full
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,
Parking	Double Detached, Front & Rear Drive Access	Single Detached	Single Detached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	58 SF	50 SF
Depth	117 SF	98 SF	222 SF
Site Influence	Fenced, Back Lane, Paved Street, Playground Nearby,	Corner, Fenced, Back Lane, Landscape, Paved Street,	Fenced, Landscape, No Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,803.94/2024	\$4,320.29/ 24	\$3,290.80/ 24
List Price	\$239,900	\$419,900	\$299,999
List Price/SF	\$285.60	\$355.25	\$416.67
Sold Price	\$280,000	\$450,000	\$300,000
Sold Price/SF	\$333.33	\$380.71	\$416.67
Sell/List Ratio	116.7%	107.2%	100.0%
DOM	7	8	4



Status	Sold	Sold	Sold
MLS® #	202508792	202508596	202508565
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	152 Berrydale Avenue	264 Poplarwood Avenue	9 St Louis Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1921	OL / 1956	OL / 1924
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1008 SF	1350 SF	1124 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Partial	3/4
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Stucco	Stucco
Fireplace(s)		Glass Door	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Wood	Cork, Wall-to-wall carpet, Vinyl, Woo	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete, Not known
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Flooring, Othe	
Features		Air Conditioning-Central, Cook	Air Conditioning-Central, Deck,
		Top, Deck, High-Efficiency	High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	Single Detached	Parking Pad
Lot Shape	Normal		
Frontage	50 SF	53 SF	45 SF
Depth	222 SF	100 SF	118 SF
Site Influence	Shopping Nearby, Public Transportation	Fenced, Back Lane, Landscape, Landscaped deck, Playground	Corner, Flat Site, Back Lane, Landscaped deck, No Through
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,080.57/2024	\$4,075.15/2024	\$3,310.88/ 24
List Price	\$289,900	\$479,900	\$299,900
List Price/SF	\$287.60	\$355.48	\$266.81
Sold Price	\$366,000	\$530,000	\$330,000
Sold Price/SF	\$363.10	\$392.59	\$293.59
Sell/List Ratio	126.3%	110.4%	110.0%
DOM	9	6	8



Status	Sold	Sold	Sold
MLS® #	202507549	202508403	202508215
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	37 St Elmo Road	173 Sadler Avenue	58 Sadler Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1924	OL / 1919
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	994 SF	707 SF	804 SF
Fin Basement	72.00 M2/775 SF		0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Half basement	Full
Construction	Wood Frame		
Exterior	Wood Siding	Brick, Stucco, Vinyl	Composite
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Tile, Vinyl, Wood	Laminate, Vinyl
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Windows		Electrical, Flooring, Furnace, Kitcher
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air conditioning wall unit, Ceiling Fan, Laundry - Main Floor, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Microwave, Refrigerator, Satellite Dish,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Carport, Parking Pad	Front Drive Access, Parking Pad	Single Detached, Garage door opener, Oversized
Lot Shape	Normal	Normal	
Frontage	61 SF	40 SF	50 SF
Depth	145 SF	92 SF	223 SF
Site Influence	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Golf Nearby, Landscaped patio, Paved Street,	Fenced, Vegetable Garden, Paved Street, Playground
Heating	Forced Air	Baseboard, Infloor	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,649.52/2024	\$2,726.16/2024	\$3,158.02/ 23
List Price	\$399,900	\$264,900	\$289,900
List Price/SF	\$402.31	\$374.68	\$360.57
Sold Price	\$400,000	\$270,000	\$367,200
Sold Price/SF	\$402.41	\$381.90	\$456.72
Sell/List Ratio	100.0%	101.9%	126.7%
DOM	38	7	7



Status	Sold	Sold	Sold
MLS® #	202507567	202507598	202507507
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	131 Fernwood Avenue	222 Poplarwood Avenue	8 Chokecherry Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1954	OL / 1956	/ 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1016 SF	932 SF	1040 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Brick, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)			Stone
Fireplace Fuel			Gas
Flooring	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Garage, Roof		Furnace, Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace		Air Conditioning-Central, Deck, Main floor full bathroom
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See
Parking	Double Detached	Double Detached	Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	60 SF	50 SF	41 SF
Depth	108 SF	0 SF	98 SF
Site Influence	Corner, Fenced	Fenced, Back Lane, Landscape, Park/reserve, Playground	Cul-De-Sac, Fenced, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,946.76/2024	\$4,177.40/ 24	\$4,264.26/2024
List Price	\$379,900	\$364,900	\$399,900
List Price/SF	\$373.92	\$391.52	\$384.52
Sold Price	\$460,000	\$375,000	\$462,000
Sold Price/SF	\$452.76	\$402.36	\$444.23
Sell/List Ratio	121.1%	102.8%	115.5%
DOM	9	20	7



Status	Sold	Sold	Sold
MLS® #	202505373	202506640	202505764
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	105 POPLARWOOD Avenue	368 Beliveau Road	50 Beechtree Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1950	/ 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1233 SF	800 SF	1040 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 0 TBD: 0	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: N	FB: 0 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Stucco, Wood Siding
Fireplace(s)			Tile Facing
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	See remarks	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Furnace, Kitch	Windows	Flooring
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Accessibility Access	Air Conditioning-Central, Main floor full bathroom, No Smoking
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer		Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Front & Rear Drive Access, Garage door	Double Detached, Front Drive Access, Garage door opener,	Front Drive Access, No Garage, Plug-In
Lot Shape	Normal	Normal	
Frontage	52 SF	80 SF	43 SF
Depth	97 SF	100 SF	101 SF
Site Influence	Golf Nearby, Paved Lane, Shopping Nearby, Public	Fenced, No Back Lane, Park/reserve, Paved Street,	Landscaped patio, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,864.94/ 24	\$3,300.13/ 24	\$3,844.71/2024
List Price	\$399,900	\$364,900	\$379,900
List Price/SF	\$324.33	\$456.13	\$365.29
Sold Price	\$465,105	\$343,500	\$401,000
Sold Price/SF	\$377.21	\$429.38	\$385.58
Sell/List Ratio	116.3%	94.1%	105.6%
DOM	8	35	7



Status	Sold	Sold	Sold
MLS® #	202506387	202506026	202505985
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	27 Fitzpatrick Road	187 Pilgrim Avenue	101 Thorndale Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL / 1939	/ 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1344 SF	839 SF	1120 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	None	3/4	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Not known	Concrete
Roof	Metal	Shingle	Shingle
Remodelled		Bathroom, Kitchen, Other remarks, F	
Features		Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Main floor full bathroom
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall	Blinds, Dishwasher, Refrigerator, Stove, Window Coverings
Parking	Double Attached	Plug-In	Single Detached, Insulated garage door, Rear Drive Access
Lot Shape		Pie Shaped	Normal
Frontage	97 SF	0 SF	50 SF
Depth	52 SF	0 SF	0 SF
Site Influence	Playground Nearby, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscaped patio, Private Yard,	Fenced, Flat Site, Back Lane, Landscape, Paved Street
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,714.99/2025	\$2,861.44/2024	\$4,253.47/2024
List Price	\$324,900	\$269,900	\$369,900
List Price/SF	\$241.74	\$321.69	\$330.27
Sold Price	\$355,000	\$355,000	\$375,000
Sold Price/SF	\$264.14	\$423.12	\$334.82
Sell/List Ratio	109.3%	131.5%	101.4%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202505994	202505918	202502667
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	42 Carriere Avenue	124 Lennox Avenue	25 ESSEX Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	/ 1954	OL / 1942
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1104 SF	952 SF	872 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl Plank, Wood	Tile, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Furnace, Kitchen, Roof Co
Features	Air Conditioning-Central, Deck, Dog run fenced in, Main floor full	Air Conditioning-Central, Bar wet, High-Efficiency Furnace	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached, Garage door opener, Insulated, Oversized,	Double Detached	Single Detached, Garage door opener, Oversized, Rear Drive
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	50 SF	42 SF
Depth	122 SF	108 SF	100 SF
Site Influence	Fenced, Back Lane, Public Transportation	Fenced, Back Lane, Landscaped deck, Shopping Nearby	Fenced, Fruit Trees/Shrubs, Golf Nearby, Back Lane, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,706.00/ 24	\$3,830.41/ 24	\$3,345.85/ 24
List Price	\$339,900	\$419,900	\$349,900
List Price/SF	\$307.88	\$441.07	\$401.26
Sold Price	\$380,500	\$476,000	\$390,020
Sold Price/SF	\$344.66	\$500.00	\$447.27
Sell/List Ratio	111.9%	113.4%	111.5%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202505173	202504749	202504502
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	42 Frederick Avenue	116 Morier Avenue	118 Poplarwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1915	OL / 1919	/ 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	992 SF	640 SF	987 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Partial	Half basement, Partial	Full
Construction			
Exterior	Vinyl	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Tile, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Not known	Concrete, Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Deck, Main floor full bathroom, No Smoking Home	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Fridges - Two, Garage door opener
Parking	Front Drive Access	Single Detached	Double Detached, Garage door opener, Oversized
Lot Shape			
Frontage	50 SF	0 SF	52 SF
Depth		0 SF	98 SF
Site Influence	Fenced, Flat Site, Back Lane, Low maintenance landscaped,	Golf Nearby, Low maintenance landscaped, Playground Nearby,	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground
Heating	Forced Air	Baseboard	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,947.79/ 24	\$2,397.83/2024	\$4,118.97/2024
List Price	\$249,900	\$249,900	\$339,900
List Price/SF	\$251.92	\$390.47	\$344.38
Sold Price	\$235,000	\$306,000	\$390,000
Sold Price/SF	\$236.90	\$478.13	\$395.14
Sell/List Ratio	94.0%	122.4%	114.7%
DOM	16	6	7



Status	Sold	Sold	Sold
MLS® #	202503756	202503892	202503868
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	188 Portland Avenue	50 Berrydale Avenue	34 Havelock Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 2015	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1288 SF	1573 SF	989 SF
Fin Basement	0.00 M2/0 SF	146.14 M2/1,573 SF	78.97 M2/850 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stone, Stucco	Stucco, Vinyl
Fireplace(s)	Glass Door		Other - See remarks
Fireplace Fuel	Electric		Gas
Flooring	Laminate, Vinyl	Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext		Addition, Bathroom, Flooring, Kitche
Features	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Deck, Hood Fan, No Pet Home, No
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Single Detached	Double Attached, Multiple Detached, Front & Rear Drive	Double Detached, Insulated garage door, Parking Pad,
Lot Shape	Normal	Normal	
Frontage	45 SF	47 SF	50 SF
Depth	100 SF	223 SF	98 SF
Site Influence	Golf Nearby, Paved Lane, Landscape, Paved Street,	Landscaped patio, Shopping Nearby, Public Transportation	Park/reserve, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,886.77/2024	\$5,936.64/ 24	\$3,755.54/ 24
List Price	\$369,900	\$689,900	\$419,900
List Price/SF	\$287.19	\$438.59	\$424.57
Sold Price	\$430,000	\$670,000	\$419,900
Sold Price/SF	\$333.85	\$425.94	\$424.57
Sell/List Ratio	116.2%	97.1%	100.0%
DOM	7	26	5



Status	Sold	Sold	Sold
MLS® #	202503798	202503586	202503597
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	161 Stranmillis Avenue	28 Inman Avenue	59 Maralbo Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	/ 1945	OL / 1983
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bi-Level
Living Area	1532 SF	1091 SF	760 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Other-Remarks, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet
Gds Included		Dryer, Refrigerator, Storage Shed, Stove, Washer	Bar Fridge, Blinds, Dryer, Freezer, Garage door opener,
Parking	Rear Drive Access	Carport	Double Detached
Lot Shape			Normal
Frontage		50 SF	33 SF
Depth			91 SF
Site Influence	Low maintenance landscaped, Shopping Nearby, Public	Fenced, Back Lane, Landscaped deck, Paved Street, Shopping	Fenced
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 24	\$3,711.28/ 24	\$3,471.41/ 24
List Price	\$509,900	\$324,900	\$299,900
List Price/SF	\$332.83	\$297.80	\$394.61
Sold Price	\$500,000	\$310,000	\$370,000
Sold Price/SF	\$326.37	\$284.14	\$486.84
Sell/List Ratio	98.1%	95.4%	123.4%
DOM	10	20	7



Status	Sold	Sold	Sold
MLS® #	202503055	202503513	202503016
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	35 Sherwood Place	132 Thorndale Avenue	155 Fernwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1955	OL / 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	700 SF	1200 SF	1034 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	72.00 M2/775 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Concrete
Exterior	Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)	Other - See remarks		
Fireplace Fuel	Electric, See remarks		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Garage, Kitche	Basement, Flooring, Kitchen	
Features	Air Conditioning-Central, Ceiling Fan, Deck, Main floor full	Air Conditioning-Central, Main floor full bathroom, No Smoking	Air Conditioning-Central, Bar wet, Hot Tub, Main floor full bathroom,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Double Detached, Front & Rear Drive Access, Garage door	Double Detached	Single Detached, Parking Pad
Lot Shape	Normal		
Frontage	50 SF	50 SF	60 SF
Depth	105 SF	99 SF	108 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Paved Street, Shopping	Fenced, Back Lane, Paved Street, Playground Nearby,	Corner, Fenced, Golf Nearby, Landscape, Park/reserve,
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,804.89/2024	\$4,535.69/ 24	\$4,443.43/2024
List Price	\$299,900	\$429,800	\$369,900
List Price/SF	\$428.43	\$358.17	\$357.74
Sold Price	\$411,000	\$499,999	\$437,000
Sold Price/SF	\$587.14	\$416.67	\$422.63
Sell/List Ratio	137.0%	116.3%	118.1%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202501990	202502835	202502697
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	294 Egerton Road	208 hindley Avenue	155 Handyside Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1939	OL / 1951	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	1000 SF	1500 SF	680 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 1 TBD: 1	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full, See remarks	Crawl space	Full
Construction			
Exterior	Brick, Stucco	Stucco, Wood Siding	Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate
Foundation	Not known	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Cook Top, Main floor full bathroom,	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
Parking	Double Detached, Heated, Oversized, Workshop	Double Detached	Parking Pad
Lot Shape			
Frontage	55 SF	50 SF	43 SF
Depth	120 SF	223 SF	102 SF
Site Influence	Corner, Golf Nearby, Back Lane, Park/reserve, Playground	Fenced	Golf Nearby, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,791.68/ 24	\$2,660.10/2024	\$3,087.24/ 24
List Price	\$339,900	\$359,900	\$319,900
List Price/SF	\$339.90	\$239.93	\$470.44
Sold Price	\$330,000	\$330,000	\$310,000
Sold Price/SF	\$330.00	\$220.00	\$455.88
Sell/List Ratio	97.1%	91.7%	96.9%
DOM	14	6	15



Status	Sold	Sold	Sold
MLS® #	202502327	202502295	202502261
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	77 Clayton Drive	103 Clonard Avenue	91 Frederick Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 2014	/ 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	816 SF	1419 SF	1022 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	None	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace,		Air Conditioning-Central, Bar dry, High-Efficiency Furnace, No Pet
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
Parking	Front Drive Access	Double Detached	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	25 SF	50 SF
Depth	97 SF	102 SF	152 SF
Site Influence	Golf Nearby, Landscaped deck, No Back Lane, Paved Street,	Corner, Back Lane, Paved Lane, Landscaped patio, Paved Street,	Fenced, Fruit Trees/Shrubs, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,202.08/2024	\$4,318.61/2024	\$3,888.32/2024
List Price	\$279,900	\$489,900	\$379,900
List Price/SF	\$343.01	\$345.24	\$371.72
Sold Price	\$270,000	\$470,000	\$420,000
Sold Price/SF	\$330.88	\$331.22	\$410.96
Sell/List Ratio	96.5%	95.9%	110.6%
DOM	1	11	7



Status	Sold	Sold	Sold
MLS® #	202502054	202502153	202502045
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	56 Essex Avenue	123 Pilgrim Avenue	35 Imperial Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	/ 2022	OL / 1928
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	786 SF	1797 SF	790 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco, Wood Siding	Vinyl	Stucco
Fireplace(s)		Insert	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, See re	Tile, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, Cook Top, Exterior	Deck, Main floor full bathroom, No Smoking Home, Smoke
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Vacuum	Dishwasher, Microwave, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Double Detached, Rear Drive Access	Parking Pad, Unpaved Driveway	Parking Pad
Lot Shape	Normal		
Frontage	50 SF	25 SF	50 SF
Depth	102 SF	102 SF	102 SF
Site Influence	Golf Nearby, Park/reserve, Playground Nearby	Back Lane, Not Landscaped	Fenced, Paved Lane, Paved Street, Playground Nearby,
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	\$3,058.44/ 24	\$3,255.45/ 24	\$3,140.70/ 24
List Price	\$279,900	\$589,900	\$259,900
List Price/SF	\$356.11	\$328.27	\$328.99
Sold Price	\$322,556	\$570,000	\$327,000
Sold Price/SF	\$410.38	\$317.20	\$413.92
Sell/List Ratio	115.2%	96.6%	125.8%
DOM	7	34	7



Status	Sold	Sold	Sold
MLS® #	202501849	202424557	202501127
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	115 Vivian Avenue	15 Sadler Avenue	51 Hindley Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	OL / 1920	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	One and a Half	Bungalow
Living Area	1116 SF	1067 SF	732 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Half basement	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wall-to-wall carpet, Vinyl	Laminate, Vinyl, Wood
Foundation	Block	Block	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings		Electrical, Exterior, Flooring, Furnace
Features	Deck, Microwave built in, No Smoking Home, Porch	Air Conditioning-Central, Deck, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Rear Drive Access	Double Detached, Rear Drive Access, Unpaved Driveway	Double Detached, Garage door opener, Paved Driveway
Lot Shape	Normal		
Frontage	25 SF	50 SF	50 SF
Depth	102 SF	222 SF	214 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Landscaped deck,	Back Lane, Landscape, Playground Nearby, Shopping	Fenced, Landscape, No Back Lane, Paved Street, Playground
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,740.84/ 24	\$2,737.55/2024	\$3,401.45/2024
List Price	\$259,900	\$250,000	\$329,900
List Price/SF	\$232.89	\$234.30	\$450.68
Sold Price	\$230,000	\$225,000	\$371,000
Sold Price/SF	\$206.09	\$210.87	\$506.83
Sell/List Ratio	88.5%	90.0%	112.5%
DOM	12	19	7



Status	Sold	Sold	Sold
MLS® #	202500423	202428442	202427274
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	215 Havelock Avenue	283 Regal Avenue	68 Bank Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1953	OL / 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	828 SF	737 SF	914 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Tile, Vinyl Plank	Vinyl
Foundation	Concrete	Concrete	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,
Parking	Double Detached	Double Detached, Garage door opener, Oversized, Parking Pad,	Parking Pad
Lot Shape	Normal	Normal	
Frontage	51 SF	47 SF	25 SF
Depth	99 SF	116 SF	100 SF
Site Influence	Fenced, Paved Lane, Landscape, Paved Street, Public	Fenced, Golf Nearby, Back Lane, Paved Lane, Playground	Golf Nearby, Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,953.42/ 24	\$3,325.28/2023	\$3,769.90/2023
List Price	\$299,900	\$369,900	\$379,900
List Price/SF	\$362.20	\$501.90	\$415.65
Sold Price	\$361,500	\$365,000	\$401,000
Sold Price/SF	\$436.59	\$495.25	\$438.73
Sell/List Ratio	120.5%	98.7%	105.6%
DOM	10	7	16



Status	Sold	Sold	Sold
MLS® #	202427190	202425744	202425286
Area/Neighbr	2D/St Vital	2D/St Vital	2D/St Vital
Address	321 Beliveau Road	403 St George Road	211 Beliveau Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1946	OL / 1975	OL / 1955
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	878 SF	1176 SF	1037 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: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Composite, Other-Remarks	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Laminate, Tile, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Block	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring	
Features	Deck, Hood Fan, Main floor full bathroom, Monitored Alarm,	Air Conditioning-Central, High-Efficiency Furnace, Main	Laundry - Second Floor, Patio
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access, Parking Pad	Single Attached, Front Drive Access, Garage door opener	Front Drive Access
Lot Shape	Normal		Normal
Frontage	50 SF	0 SF	53 SF
Depth	137 SF	0 SF	137 SF
Site Influence	Corner, Fenced, Flat Site, Landscaped deck, No Back	Cul-De-Sac, Fenced, Landscape, Landscaped patio, Playground	Corner, Fenced, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,837.14/ 24	\$4,804.53/ 24	\$4,589.21/2024
List Price	\$269,900	\$479,900	\$359,900
List Price/SF	\$307.40	\$408.08	\$347.06
Sold Price	\$253,000	\$470,000	\$353,500
Sold Price/SF	\$288.15	\$399.66	\$340.89
Sell/List Ratio	93.7%	97.9%	98.2%
DOM	17	26	52



Status	Sold	Sold	Sold
MLS® #	202513038	202514762	202508528
Area/Neighbr	2D/St Vital	2D/St Vital	2E/St Vital
Address	25 Sadler Avenue	242 Portland Avenue	153 Vista Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1942	OL / 1942	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bi-Level
Living Area	1525 SF	730 SF	924 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 1 HB: 2 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Vinyl	Stucco, Vinyl	Brick, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Gds Included	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Front & Rear Drive Access	Single Detached	Front Drive Access, No Garage, Paved Driveway
Lot Shape			Normal
Frontage	0 SF	35 SF	55 SF
Depth	0 SF	0 SF	102 SF
Site Influence	Back Lane, Paved Street, Playground Nearby, Shopping	Fruit Trees/Shrubs, Landscape, Landscaped deck, Paved Street,	Fenced, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,474.77/2024	\$2,371.82/2024	\$3,934.14/ 24
List Price	\$340,000	\$235,000	\$299,900
List Price/SF	\$222.95	\$321.92	\$324.57
Sold Price	\$340,000	\$235,000	\$367,000
Sold Price/SF	\$222.95	\$321.92	\$397.19
Sell/List Ratio	100.0%	100.0%	122.4%
DOM	0	0	7



Status	Sold	Sold	Sold
MLS® #	202511663	202511509	202507207
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/Meadowood
Address	46 Woodydell Avenue	369 Wales Avenue	274 Hazelwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1974	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1034 SF	1007 SF	1070 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick & Siding	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Main floor full bathroom, Smoke
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Double Detached	Single Detached, Garage door opener, Insulated garage door,
Lot Shape			
Frontage	50 SF	0 SF	52 SF
Depth	118 SF	0 SF	102 SF
Site Influence	Fenced	Fenced, Paved Lane, Landscaped patio, Park/reserve,	Fenced, Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,755.54/ 24	\$4,076.43/2024	\$4,101.39/2024
List Price	\$289,000	\$399,900	\$429,900
List Price/SF	\$279.50	\$397.12	\$401.78
Sold Price	\$331,000	\$399,900	\$505,911
Sold Price/SF	\$320.12	\$397.12	\$472.81
Sell/List Ratio	114.5%	100.0%	117.7%
DOM	12	5	8



Status	Sold	Sold	Sold
MLS® #	202511239	202509206	202511370
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/St Vital
Address	82 Pembridge Bay	18 Wakopa Place	96 Marinus Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1980	OL / 1990
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Bungalow
Living Area	1032 SF	1690 SF	1238 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	99.31 M2/1,069 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Concrete, Wood Frame		
Exterior	Stucco, Wood Siding	Brick & Siding, Stucco	Stucco, Wood Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Furnace, Insu		
Features	Air Conditioning-Central, Patio	Air Conditioning-Central, High-Efficiency Furnace, Pool,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached, Garage door opener, Parking Pad, Rear Drive	Double Attached	Double Attached
Lot Shape	Pie Shaped	Pie Shaped	Normal
Frontage	58 SF	72 SF	40 SF
Depth	0 SF		
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Cul-De-Sac	Cul-De-Sac, Fenced, Landscape, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,273.29/ 24	\$5,392.54/2024	\$3,986.75/ 25
List Price	\$389,900	\$549,900	\$449,900
List Price/SF	\$377.81	\$325.38	\$363.41
Sold Price	\$440,000	\$537,500	\$541,096
Sold Price/SF	\$426.36	\$318.05	\$437.07
Sell/List Ratio	112.8%	97.7%	120.3%
DOM	9	12	7



Status	Sold	Sold	Sold
MLS® #	202510663	202510655	202510488
Area/Neighbr	2E/St Vital	2E/Meadowood	2E/Meadowood
Address	12 Iowa Street	3 Pembridge Bay	78 Thunder Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1973	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1113 SF	1040 SF	998 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing, Glass Door, Stove	Brick Facing	Brick Facing
Fireplace Fuel	Wood		Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Windows	Basement	Flooring, Windows
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Garburator, No Smoking Home,	Air Conditioning-Central, Main floor full bathroom, Vacuum
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Vacuum
Parking	Double Detached, Garage door opener, Rear Drive Access	Double Detached	Front Drive Access, No Garage, Paved Driveway
Lot Shape	Normal		Normal
Frontage	55 SF		55 SF
Depth	125 SF		100 SF
Site Influence	Corner, Fenced, Flat Site, Paved Lane, Shopping Nearby, Public	Corner, Fenced, Landscaped deck, Playground Nearby,	Corner, Fenced, Flat Site, Low maintenance landscaped, No
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,129.61/2024	\$4,260.95/2024	\$4,133.31/2024
List Price	\$424,900	\$399,900	\$399,900
List Price/SF	\$381.76	\$384.52	\$400.70
Sold Price	\$414,900	\$430,000	\$410,000
Sold Price/SF	\$372.78	\$413.46	\$410.82
Sell/List Ratio	97.6%	107.5%	102.5%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202509787	202509930	202509878
Area/Neighbr	2E/Meadowood	2E/River Park South	2E/Meadowood
Address	444 Novavista Drive	22 Carriage House Road	6 Dells Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1990	OL / 1986	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	904 SF	890 SF	910 SF
Fin Basement	39.02 M2/420 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco, Wood Siding	Brick & Siding, Stucco
Fireplace(s)			Gas
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Flooring, Furnace, Roof Coverings, \	Air Conditioning-Central, Ceiling
Features	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main	Fan, Main floor full bathroom
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	No Garage	Front Drive Access, Parking Pad, Plug-In	Parking Pad
Lot Shape		Normal	
Frontage	36 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Paved Street, Playground Nearby, Shopping Nearby, Public	Fenced, Vegetable Garden, Landscaped patio, No Back	Back Lane, Landscaped patio, Paved Street, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,716.13/2024	\$3,692.31/2024	\$3,810.87/2024
List Price	\$339,900	\$349,900	\$349,900
List Price/SF	\$376.00	\$393.15	\$384.51
Sold Price	\$325,000	\$405,000	\$385,700
Sold Price/SF	\$359.51	\$455.06	\$423.85
Sell/List Ratio	95.6%	115.7%	110.2%
DOM	6	5	6



Status	Sold	Sold	Sold
MLS® #	202509852	202508988	202508077
Area/Neighbr	2E/Meadowood	2E/St Vital	2E/Meadowood
Address	518 Novavista Drive	645 St Anne's Road	162 Whitley Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1988	OL / 2000	OL / 1980
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Two Storey
Living Area	906 SF	1871 SF	1568 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick & Siding	Stone, Stucco	Brick, Stucco
Fireplace(s)	Other - See remarks	Tile Facing	Brick Facing, Corner
Fireplace Fuel	Electric	Gas	Wood
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom	
Features	Air Conditioning-Central	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, Sump
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Parking Pad	Triple Attached	Double Attached, Tandem Garage, Insulated
Lot Shape		Irregular	
Frontage	32 SF	82 SF	50 SF
Depth	108 SF	170 SF	100 SF
Site Influence	Fenced, Paved Lane, Landscaped patio, Playground	Creek, No Through Road, Private Setting, Private Yard, Riverfront,	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,829.61/ 24	\$8,203.65/ 24	\$4,552.22/ 24
List Price	\$399,900	\$734,900	\$449,900
List Price/SF	\$441.39	\$392.78	\$286.93
Sold Price	\$470,000	\$735,900	\$526,000
Sold Price/SF	\$518.76	\$393.32	\$335.46
Sell/List Ratio	117.5%	100.1%	116.9%
DOM	8	8	7



Status	Sold	Sold	Sold
MLS® #	202508305	202508143	202507198
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/St Vital
Address	26 Whitley Drive	1019 Dakota Street	97 Paddington Road N
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1979	OL / 1981	OL / 1978
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bungalow
Living Area	1230 SF	936 SF	902 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco, Wood Siding	Stucco, Vinyl	Stucco
Fireplace(s)	Tile Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile	Laminate
Foundation	Concrete	Concrete	Block
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks, Roof Cover		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Closet Organizers, Deck, Main floor full	Air Conditioning-Central
Gds Included	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dryer, Refrigerator, Stove, Washer
Parking	Double Detached, Garage door opener, Oversized, Paved	Rear Drive Access	Parking Pad
Lot Shape	Normal		
Frontage	25 SF	33 SF	0 SF
Depth	115 SF	112 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Country Residence
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	\$3,461.46/2024	\$3,702.50/ 24	\$2,370.00/2025
List Price	\$349,900	\$374,900	\$299,000
List Price/SF	\$284.47	\$400.53	\$331.49
Sold Price	\$390,026	\$435,000	\$347,000
Sold Price/SF	\$317.09	\$464.74	\$384.70
Sell/List Ratio	111.5%	116.0%	116.1%
DOM	8	10	7



Status	Sold	Sold	Sold
MLS® #	202501386	202507137	202507080
Area/Neighbr	2E/Meadowood	2E/St Vital	2E/Meadowood
Address	50 Ashworth Street	256 Wales Avenue	444 Wales Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1972	OL / 1972	/ 1974
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	892 SF	823 SF	1040 SF
Fin Basement	63.36 M2/682 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco, Wood Siding	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace, Kitchen, Laundry, Paint, Stairs, Windows	Basement, Electrical, Furnace, Kitchen, Laundry, Paint, Stairs, Windows	
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener remote(s), Microwave, Stove, Washer	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Single Detached, Front Drive Access, Garage door opener, Insulated, Oversized	Double Detached, Garage door opener, Insulated, Oversized	Rear Drive Access
Lot Shape		Normal	
Frontage	57 SF	50 SF	50 SF
Depth	100 SF	103 SF	104 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Golf Nearby, Tennis Court	Fenced, Paved Lane, Landscape, Paved Street	Fenced, Back Lane, Landscape, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,036.56/2024	\$3,899.39/ 24	\$3,633.82/2024
List Price	\$299,900	\$389,900	\$324,900
List Price/SF	\$336.21	\$473.75	\$312.40
Sold Price	\$395,000	\$440,000	\$357,000
Sold Price/SF	\$442.83	\$534.63	\$343.27
Sell/List Ratio	131.7%	112.8%	109.9%
DOM	6	6	7



Status	Sold	Sold	Sold
MLS® #	202414788	202506421	202506830
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/Meadowood
Address	197 Sterling Avenue	12 Baywood Place	429 Meadowood Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1975	OL / 1972
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1014 SF	1138 SF	960 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 6	BDA: 3 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Other/remarks
Exterior	Stucco, Wood Siding	Stone, Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Wall-to-wall carpet, Tile, Vinyl, Vinyl	Vinyl
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring	
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Dog run	Air Conditioning-Central, Deck, Hood Fan, Workshop	Air Conditioning-Central, Ceiling Fan, Hood Fan, Main floor full
Gds Included	Dishwasher, Refrigerator, Stove	Bar Fridge, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	
Parking	Single Detached	Double Detached, Front Drive Access, Garage door opener,	Double Detached
Lot Shape	Normal	Pie Shaped	
Frontage	50 SF	50 SF	0 SF
Depth	272 SF		0 SF
Site Influence	Fenced, Low maintenance landscaped, No Back Lane,	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby,	Fenced, Back Lane, Paved Lane, Landscape, Private Yard,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,397.31/2023	\$4,157.89/2024	\$4,097.28/2024
List Price	\$449,900	\$399,900	\$409,000
List Price/SF	\$443.69	\$351.41	\$426.04
Sold Price	\$444,000	\$407,450	\$410,000
Sold Price/SF	\$437.87	\$358.04	\$427.08
Sell/List Ratio	98.7%	101.9%	100.2%
DOM	12	7	16



Status	Sold	Sold	Sold
MLS® #	202506566	202506096	202505085
Area/Neighbr	2E/River Park South	2E/Meadowood	2E/St Vital
Address	321 Ashworth Street	490 Novavista Drive	26 Woodydell Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	/ 1989	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bi-Level	One and a Half
Living Area	879 SF	998 SF	942 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction	Wood Frame	Wood Frame	
Exterior	Brick & Siding, Stucco, Vinyl	Brick, Stucco	Wood Siding
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Electric	
Flooring	See remarks, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Other remarks	Bathroom, Completely, Exterior, Floc	Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access	Double Detached, Garage door opener, Insulated garage door,
Lot Shape	Normal	Normal	
Frontage	38 SF	36 SF	53 SF
Depth	105 SF	98 SF	119 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped, Paved	Fenced, Vegetable Garden, Landscape, Playground Nearby,	Fenced, Paved Lane, Paved Street, Playground Nearby,
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,970.90/ 24	\$3,968.06/2024	\$3,357.19/ 24
List Price	\$389,900	\$399,900	\$279,900
List Price/SF	\$443.57	\$400.70	\$297.13
Sold Price	\$455,000	\$482,000	\$321,600
Sold Price/SF	\$517.63	\$482.97	\$341.40
Sell/List Ratio	116.7%	120.5%	114.9%
DOM	7	7	2



Status	Sold	Sold	Sold
MLS® #	202504437	202504460	202502915
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/Meadowood
Address	202 Hazelwood Crescent	261 Wales Avenue	153 Hazelwood Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1972	OL / 1973	/ 1971
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	837 SF	896 SF	902 SF
Fin Basement	74.32 M2/800 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Vinyl	Other-Remarks, Stucco, Wood Siding
Fireplace(s)	Glass Door, Heatilator/Fan		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl	Laminate	Wall-to-wall carpet, See remarks, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Furnace, Kitchen	Flooring, Windows	Bathroom, Electrical, Flooring, Kitchen
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Main floor full bathroom	Air Conditioning-Central, Hood Fan, Main floor full bathroom,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Fridges - Two, Garage door opener, Stove,	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Double Detached, Garage door opener, Oversized, Paved	Double Detached, Rear Drive Access	Double Detached, Garage door opener, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	50 SF	50 SF	50 SF
Depth	104 SF	104 SF	104 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Park/reserve,	Fenced, Back Lane, Paved Lane, Park/reserve, Shopping Nearby,	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,766.61/2024	\$4,032.17/ 24	\$3,932.58/2024
List Price	\$392,000	\$339,900	\$419,900
List Price/SF	\$468.34	\$379.35	\$465.52
Sold Price	\$390,000	\$308,000	\$414,000
Sold Price/SF	\$465.95	\$343.75	\$458.98
Sell/List Ratio	99.5%	90.6%	98.6%
DOM	6	17	14



Status	Sold	Sold	Sold
MLS® #	202502718	202502320	202502495
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/Meadowood
Address	82 ashworth Street	22 Wakopa Place	339 Greenwood Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1986	OL / 1972
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bi-Level
Living Area	800 SF	2203 SF	804 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	65.03 M2/700 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Brick, Stucco	Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Electric	
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Kitchen, Other remarks, Rc		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, Garburator, Laundry -	Air Conditioning-Central, Microwave built in, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Front Drive Access	Double Attached	Single Detached, Oversized
Lot Shape	Normal		Normal
Frontage		70 SF	50 SF
Depth	30 SF	100 SF	103 SF
Site Influence	Landscape, Landscaped patio, No Back Lane, Paved Street,	Cul-De-Sac	Fenced, Back Lane, Paved Lane, Landscape, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,254.37/2024	\$5,919.44/2024	\$4,131.75/2024
List Price	\$299,900	\$599,900	\$399,900
List Price/SF	\$374.88	\$272.31	\$497.39
Sold Price	\$310,000	\$651,000	\$440,000
Sold Price/SF	\$387.50	\$295.51	\$547.26
Sell/List Ratio	103.4%	108.5%	110.0%
DOM	9	7	11



Status	Sold	Sold	Sold
MLS® #	202502366	202501826	202501749
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/St Vital
Address	15 Grassington Bay	277 Meadowood Drive	695 Novavista Drive S
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1974	OL / 1986
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1012 SF	900 SF	702 SF
Fin Basement	78.97 M2/850 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Laminate, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement	Bathroom, Flooring, Kitchen, Window	Exterior, Flooring, Kitchen, Other rer
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, No Pet	Deck, High-Efficiency Furnace, Hood Fan, Patio, Porch	Air Conditioning-Central, Exterior walls, 2x6", Main floor full
Gds Included	Bar Fridge, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall
Parking	Front Drive Access, No Garage, Parking Pad, Paved Driveway	Double Detached	No Garage, Parking Pad, Rear Drive Access
Lot Shape			Normal
Frontage	52 SF	0 SF	30 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, No Back Lane, Paved Street, Playground Nearby,	Playground Nearby, Shopping Nearby, Public Transportation	Fenced, Back Lane, Paved Street, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,051.63/2024	\$3,284.58/ 24	\$3,196.06/ 24
List Price	\$399,900	\$349,900	\$349,900
List Price/SF	\$395.16	\$388.78	\$498.43
Sold Price	\$425,000	\$346,500	\$396,695
Sold Price/SF	\$419.96	\$385.00	\$565.09
Sell/List Ratio	106.3%	99.0%	113.4%
DOM	7	25	8



Status	Sold	Sold	Sold
MLS® #	202501279	202500902	202500461
Area/Neighbr	2E/Meadowood	2E/River Park South	2E/Meadowood
Address	14 Woodford Bay	90 Elsbury Bay	45 Woodydell Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	/ 1985	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bi-Level	Bungalow
Living Area	733 SF	963 SF	960 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stucco	Stucco
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Wood	Laminate, Vinyl Plank
Foundation	Concrete	Concrete	Not known
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen	Bathroom, Flooring, Kitchen, Other r
Features	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Deck, No Smoking Home	Air Conditioning-Central, Hood Fan, Main floor full bathroom,
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener	Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Front Drive Access, Garage door opener	Front Drive Access	Single Detached
Lot Shape	Normal	Pie Shaped	
Frontage	53 SF		0 SF
Depth	109 SF		0 SF
Site Influence	Flat Site, No Back Lane, Paved Street, Playground Nearby,	Fenced, Landscaped deck, Playground Nearby, Private Yard,	Fenced, Back Lane, Playground Nearby, Shopping Nearby
Heating	Forced Air	Baseboard	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,019.82/ 24	\$4,178.46/2024	\$3,910.45/2024
List Price	\$315,000	\$364,900	\$399,900
List Price/SF	\$429.74	\$378.92	\$416.56
Sold Price	\$341,000	\$420,000	\$402,900
Sold Price/SF	\$465.21	\$436.14	\$419.69
Sell/List Ratio	108.3%	115.1%	100.8%
DOM	8	7	7



Status	Sold	Sold	Sold
MLS® #	202428356	202427964	202427946
Area/Neighbr	2E/Meadowood	2E/Meadowood	2E/Meadowood
Address	503 Woodydell Avenue	38 Ashworth Street	14 Pembridge Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1972	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1040 SF	1010 SF	720 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Concrete	
Exterior	Stucco	Stone, Stucco, Wood Siding	Stucco
Fireplace(s)	Free-standing		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Sunroom	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -		Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Single Detached, Parking Pad	Double Detached	Front Drive Access, Plug-In, Paved Driveway
Lot Shape			
Frontage	50 SF	57 SF	50 SF
Depth	104 SF	100 SF	100 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Partially landscaped, Private Yard	Fenced, Landscape, Landscaped deck, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,921.52/ 24	\$4,169.34/ 24	\$3,633.82/ 24
List Price	\$399,900	\$384,899	\$364,900
List Price/SF	\$384.52	\$381.09	\$506.81
Sold Price	\$455,000	\$370,000	\$355,000
Sold Price/SF	\$437.50	\$366.34	\$493.06
Sell/List Ratio	113.8%	96.1%	97.3%
DOM	11	22	51



Status	Sold	Sold	Sold
MLS® #	202427287	202426436	202513151
Area/Neighbr	2E/St Vital	2E/Meadowood	2F/River Park South
Address	88 Vista Avenue	421 Wales Avenue	22 Faraway Lane
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 1974	OL / 2008
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1459 SF	962 SF	1423 SF
Fin Basement	98.38 M2/1,059 SF	0.00 M2/0 SF	104.05 M2/1,120 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Brick, Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Brick Facing, Insert	Free-standing	Glass Door
Fireplace Fuel	See remarks	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom		Flooring, Roof Coverings
Features	Air Conditioning-Central, Bar wet, Barbecue, built in, Deck,	Air Conditioning-Central, Bar wet, Closet Organizers,	Air Conditioning-Central, Central Exhaust, Deck, Exterior walls,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Attached, Garage door opener, Paved Driveway	Single Detached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Normal		
Frontage	60 SF	50 SF	40 SF
Depth	105 SF	104 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Low maintenance landscaped,	Fenced, Landscape, Landscaped patio, Other/remarks, Playground	Fenced, Flat Site, Fruit Trees/Shrubs, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,020.06/ 24	\$3,722.35/2024	\$5,533.90/2024
List Price	\$449,900	\$399,900	\$579,900
List Price/SF	\$308.36	\$415.70	\$407.52
Sold Price	\$550,000	\$411,000	\$625,000
Sold Price/SF	\$376.97	\$427.23	\$439.21
Sell/List Ratio	122.2%	102.8%	107.8%
DOM	10	15	7



Status	Sold	Sold	Sold
MLS® #	202513031	202512927	202512956
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	130 Kingsclear Drive	38 Miner Cove	3 Sachet Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	OL / 2008	OL / 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-3 Level
Living Area	1475 SF	2012 SF	1044 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco, Vinyl	Brick, Composite, Stucco
Fireplace(s)		Glass Door	Direct vent
Fireplace Fuel		Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, Main floor full bathroom,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access, Garage door opener,
Lot Shape			
Frontage	0 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Landscaped patio, Playground Nearby, Shopping	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscape, No	Corner, Fenced, No Back Lane
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,287.91/2024	\$5,435.12/ 24	\$4,492.26/2024
List Price	\$599,900	\$619,900	\$439,900
List Price/SF	\$406.71	\$308.10	\$421.36
Sold Price	\$600,000	\$675,000	\$535,000
Sold Price/SF	\$406.78	\$335.49	\$512.45
Sell/List Ratio	100.0%	108.9%	121.6%
DOM	8	7	10



Status	Sold	Sold	Sold
MLS® #	202512789	202511011	202511525
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	31 Coleman Cove	67 Malmsbury Avenue	78 Sundial Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1998	OL / 1985	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Bi-Level
Living Area	1464 SF	1800 SF	680 SF
Fin Basement	130.06 M2/1,400 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick & Siding, Stucco	Stucco, Vinyl
Fireplace(s)	Other - See remarks	Brick Facing, Glass Door	
Fireplace Fuel	Gas	Wood	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn	Bathroom, Flooring, Furnace, Kitche	Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, Dog run fenced in,
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Double Attached	Single Attached, Front Drive Access, Oversized	Rear Drive Access
Lot Shape	Pie Shaped	Normal	
Frontage	42 SF	47 SF	0 SF
Depth	0 SF	109 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped deck, Playground	Fenced, Landscaped deck, Playground Nearby, Private Yard,	Fenced, Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,074.78/ 24	\$4,613.00/2024	\$3,439.49/2024
List Price	\$579,900	\$499,850	\$339,900
List Price/SF	\$396.11	\$277.69	\$499.85
Sold Price	\$592,000	\$500,000	\$383,000
Sold Price/SF	\$404.37	\$277.78	\$563.24
Sell/List Ratio	102.1%	100.0%	112.7%
DOM	13	7	7



Status	Sold	Sold	Sold
MLS® #	202511465	202511394	202510882
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	26 Thornewood Avenue	6 Hochman Avenue	208 Charing Cross Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1981	OL / 1996	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-4 Level
Living Area	1216 SF	1612 SF	1591 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco	Brick, Wood Siding
Fireplace(s)	Brick Facing	Brick Facing	Brick Facing
Fireplace Fuel	Wood	Gas	Wood
Flooring	Wall-to-wall carpet, Wood	Laminate, Tile	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Tar & Gravel	Shingle
Remodelled		Bathroom, Flooring, Furnace, Kitchen	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck, Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Single Attached, Front Drive Access
Gds Included		Dishwasher, Dryer, Garage door opener remote(s), Microwave,	
Parking	Single Attached	Double Attached	
Lot Shape			Normal
Frontage	52 SF	40 SF	42 SF
Depth	120 SF		100 SF
Site Influence	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Playground Nearby, Shopping Nearby, Treed Lot	Fenced, Fruit Trees/Shrubs, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,698.90/ 24	\$5,190.88/ 24	\$4,448.25/ 24
List Price	\$489,900	\$499,900	\$489,800
List Price/SF	\$402.88	\$310.11	\$307.86
Sold Price	\$480,000	\$521,000	\$490,000
Sold Price/SF	\$394.74	\$323.20	\$307.98
Sell/List Ratio	98.0%	104.2%	100.0%
DOM	12	12	7



Status	Sold	Sold	Sold
MLS® #	202511269	202511030	202510345
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	72 Farnsworth Crescent	103 Alburg Drive	522 Paddington Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2011	OL / 1980	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Two Storey
Living Area	1960 SF	1216 SF	1307 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 5	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full, Walkout	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Stucco, Wood Siding	Brick & Siding
Fireplace(s)	Glass Door	Brick Facing, Free-standing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		
Features	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Deck, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, EV Charging Station, Front Drive Access,	Single Attached	Double Detached
Lot Shape		Irregular	
Frontage	69 SF		37 SF
Depth	187 SF		109 SF
Site Influence	Fenced, Lakefront, Lake View, Landscaped patio, Park/reserve,	Corner, Fenced, Landscape, No Back Lane, Playground Nearby,	Other/remarks, 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	\$10,007.45/2024	\$5,229.68/ 24	\$4,097.56/2024
List Price	\$1,095,000	\$499,900	\$429,900
List Price/SF	\$558.67	\$411.10	\$328.92
Sold Price	\$1,082,000	\$550,000	\$415,000
Sold Price/SF	\$552.04	\$452.30	\$317.52
Sell/List Ratio	98.8%	110.0%	96.5%
DOM	5	7	14



Status	Sold	Sold	Sold
MLS® #	202510751	202510476	202510330
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	202 Paddington Road	43 Willowbend Crescent	123 Goldthorpe Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 1983	OL / 1988
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Split-4 Level	Bi-Level
Living Area	830 SF	1591 SF	964 SF
Fin Basement	46.45 M2/500 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stucco	Stucco, Vinyl
Fireplace(s)	Brick Facing	Glass Door	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Cork, Laminate, Wood	Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche	Kitchen, Roof Coverings, Windows	Basement, Bathroom, Exterior, Floor
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Main floor full bathroom, No
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached, Carport	Single Attached, Front Drive Access, Garage door opener	Double Detached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	
Frontage	50 SF	45 SF	45 SF
Depth	100 SF	100 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground	Fenced, Landscaped patio, No Back Lane, Park/reserve, Paved	Fenced, No Back Lane, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,153.88/ 24	\$4,262.98/ 24	\$4,290.67/ 24
List Price	\$374,900	\$489,900	\$439,800
List Price/SF	\$451.69	\$307.92	\$456.22
Sold Price	\$433,000	\$543,000	\$435,000
Sold Price/SF	\$521.69	\$341.29	\$451.24
Sell/List Ratio	115.5%	110.8%	98.9%
DOM	8	9	9



Status	Sold	Sold	Sold
MLS® #	202510022	202509991	202509297
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	51 Ashford Drive	7 Islington Court	820 Aldgate Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 2013	OL / 2005
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Cab-Over
Living Area	968 SF	1432 SF	1560 SF
Fin Basement		0.00 M2/0 SF	111.48 M2/1,200 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Vinyl, Wood Siding	Stucco	Stucco, Vinyl
Fireplace(s)	Free-standing	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Roof Coverings
Features	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Detached, Garage door opener, Oversized	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Pie Shaped
Frontage		42 SF	0 SF
Depth		137 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscape, Park/reserve,	Cul-De-Sac, Fenced, Landscape, No Back Lane, Playground	Fenced, Landscaped deck, No Back Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,182.96/2024	\$5,204.78/2024	\$5,284.16/ 24
List Price	\$409,900	\$529,900	\$488,900
List Price/SF	\$423.45	\$370.04	\$313.40
Sold Price	\$404,000	\$572,000	\$560,000
Sold Price/SF	\$417.36	\$399.44	\$358.97
Sell/List Ratio	98.6%	107.9%	114.5%
DOM	9	8	8



Status	Sold	Sold	Sold
MLS® #	202509868	202509763	202509897
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	139 Nutley Circle	816 Aldgate Road	31 Hirt Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1983	OL / 2005	/ 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1320 SF	1297 SF	1042 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco	Brick, Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, See Remarks
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Garage, Kitchen	Flooring, Kitchen, Other remarks	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Jetted Tub, Main floor full bathroom, Blinds, Dishwasher, Dryer, Fridges - Two, Microwave,
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	No Garage
Parking	Single Attached	Double Attached, Front Drive Access	
Lot Shape	Normal	Normal	
Frontage	44 SF	0 SF	41 SF
Depth	100 SF	0 SF	
Site Influence	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Paved Street, Playground Nearby, Public	Fenced, No Back Lane, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,528.00/2024	\$4,645.23/2024	\$4,049.85/2024
List Price	\$474,900	\$519,900	\$449,000
List Price/SF	\$359.77	\$400.85	\$430.90
Sold Price	\$556,139	\$550,000	\$428,000
Sold Price/SF	\$421.32	\$424.06	\$410.75
Sell/List Ratio	117.1%	105.8%	95.3%
DOM	6	9	15



Status	Sold	Sold	Sold
MLS® #	202509855	202509673	202508786
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	6 Brixton Bay	12 Abbotsfield Drive	44 Scammel Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1994	OL / 2014
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	867 SF	1268 SF	1352 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)	Stone		
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Vacuum	Air Conditioning-Central, Deck	Air Conditioning-Central, Closet Organizers, No Pet Home, No
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener
Parking	Double Detached	Double Attached	Double Attached
Lot Shape			Normal
Frontage	0 SF	42 SF	0 SF
Depth	0 SF	111 SF	0 SF
Site Influence	Fenced, Playground Nearby, Public Transportation	Low maintenance landscaped, Landscape, Landscaped deck,	Landscape, No Back Lane, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,317.13/ 24	\$4,467.51/2024	\$4,870.00/ 24
List Price	\$399,900	\$529,900	\$559,900
List Price/SF	\$461.25	\$417.90	\$414.13
Sold Price	\$410,000	\$518,000	\$573,000
Sold Price/SF	\$472.90	\$408.52	\$423.82
Sell/List Ratio	102.5%	97.8%	102.3%
DOM	7	25	9



Status	Sold	Sold	Sold
MLS® #	202509109	202509002	202508931
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	59 Winterhaven Drive	107 Compark Road	26 Southwalk Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	OL / 2000	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bungalow
Living Area	2174 SF	1112 SF	1108 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: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows	Roof Coverings	Basement, Bathroom, Flooring, Furn
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Fridges - Two, Microwave,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Triple Attached, Tandem Garage, Heated, Insulated, Oversized	Front Drive Access, Parking Pad	Front Drive Access
Lot Shape	Normal		Pie Shaped
Frontage	0 SF	40 SF	35 SF
Depth	0 SF	136 SF	0 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Landscape, Park/reserve, Paved	Fenced, Landscaped deck, No Back Lane, Paved Street, Private	Fenced, Landscape, Landscaped patio, No Back Lane, Paved
Heating	Forced Air, Infloor	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,921.46/ 24	\$4,531.15/2024	\$3,773.01/ 24
List Price	\$669,900	\$479,900	\$369,900
List Price/SF	\$308.14	\$431.56	\$333.84
Sold Price	\$701,000	\$470,500	\$405,000
Sold Price/SF	\$322.45	\$423.11	\$365.52
Sell/List Ratio	104.6%	98.0%	109.5%
DOM	7	34	10



Status	Sold	Sold	Sold
MLS® #	202508986	202508353	1917344
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	233 Southglen Boulevard	7 Southwalk Bay	43 Estabrook Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1988	OL / 1979	OL / 2000
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Split-4 Level	Bi-Level
Living Area	964 SF	1599 SF	1259 SF
Fin Basement	0.00 M2/0 SF	37.16 M2/400 SF	
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full, Partial	Full
Construction			Wood Frame
Exterior	Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Laminate, Tile	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Other r	Basement, Flooring, Kitchen, Roof C	Flooring
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two,	Alarm system, Dishwasher, Dryer, Fridges - Two, Garage
Parking	Double Detached	Front Drive Access	Double Attached
Lot Shape		Normal	
Frontage	0 SF	45 SF	24 SF
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Landscaped deck, Park/reserve, Playground	Fenced, No Back Lane, Paved Street, Shopping Nearby	Cul-De-Sac, Fenced, Flat Site, No Back Lane, Private Yard
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,290.50/ 25	\$4,168.00/ 24	\$5,088.52/2024
List Price	\$439,900	\$399,900	\$525,000
List Price/SF	\$456.33	\$250.09	\$417.00
Sold Price	\$462,300	\$500,000	\$552,500
Sold Price/SF	\$479.56	\$312.70	\$438.84
Sell/List Ratio	105.1%	125.0%	105.2%
DOM	6	9	18



Status	Sold	Sold	Sold
MLS® #	202508576	202508178	202508466
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	349 Ashworth Street	3 Pately Crescent	31 Brixton Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL / 1984	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Split-4 Level	Two Storey
Living Area	860 SF	1754 SF	1264 SF
Fin Basement	65.03 M2/700 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Crawl space, Full	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Brick & Siding, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Stove	Stone	Stone
Fireplace Fuel	Wood	Wood	Wood
Flooring	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Other r		Bathroom, Exterior, Flooring, Windo
Features	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Sump
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Plug-In	Single Attached	Single Detached, Oversized
Lot Shape		Normal	Normal
Frontage	0 SF	50 SF	45 SF
Depth	0 SF	109 SF	109 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Corner, Fenced, Paved Street, Playground Nearby, Public	Fenced, Flat Site, Fruit Trees/Shrubs, Vegetable Garden,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,609.83/ 24	\$4,734.30/2024	\$4,191.95/ 24
List Price	\$399,900	\$459,900	\$439,900
List Price/SF	\$465.00	\$262.20	\$348.02
Sold Price	\$505,000	\$460,000	\$472,000
Sold Price/SF	\$587.21	\$262.26	\$373.42
Sell/List Ratio	126.3%	100.0%	107.3%
DOM	8	6	8



Status	Sold	Sold	Sold
MLS® #	202507882	202505162	202507997
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	3 Hollingbury Place	77 Burland Avenue	30 Kingsclear Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1995	OL / 1984	OL / 1990
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bungalow
Living Area	1680 SF	866 SF	1204 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stone, Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Other remarks		
Features	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Single Detached, Garage door opener, Parking Pad, Rear Drive	Double Attached
Lot Shape	Normal		
Frontage	50 SF	37 SF	48 SF
Depth	130 SF	109 SF	104 SF
Site Influence	Corner, Cul-De-Sac, Low maintenance landscaped, Paved	Fenced, Back Lane, Landscaped deck, Playground Nearby,	Fenced, No Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,976.86/2024	\$3,922.47/2024	\$4,785.36/ 24
List Price	\$559,900	\$389,900	\$474,900
List Price/SF	\$333.27	\$450.23	\$394.44
Sold Price	\$576,555	\$420,000	\$505,000
Sold Price/SF	\$343.19	\$484.99	\$419.44
Sell/List Ratio	103.0%	107.7%	106.3%
DOM	9	11	7



Status	Sold	Sold	Sold
MLS® #	202507866	202507876	202507553
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	3 Fulton Street	100 Harding Crescent	7 Holborn Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1995	OL / 2005	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Raised Bungalow	Two Storey	Bungalow
Living Area	1088 SF	2131 SF	1254 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Brick, Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)	Corner, Glass Door	Glass Door	
Fireplace Fuel	Gas	Electric	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Kitchen
Features	Air Conditioning-Central, Bar dry, Ceiling Fan, Deck, No Pet		Air Conditioning-Central, Deck, High-Efficiency Furnace, No
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached, Garage door opener, Paved Driveway	Double Attached	Double Attached
Lot Shape			
Frontage	0 SF	0 SF	52 SF
Depth	0 SF	0 SF	105 SF
Site Influence	Corner, Fenced, Landscape, No Back Lane, Shopping Nearby,	Fenced, Landscape, Landscaped deck	Cul-De-Sac
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	\$4,705.58/ 24	\$5,956.58/2024	\$4,858.80/ 24
List Price	\$389,500	\$649,900	\$449,900
List Price/SF	\$358.00	\$304.97	\$358.77
Sold Price	\$515,000	\$648,000	\$475,000
Sold Price/SF	\$473.35	\$304.08	\$378.79
Sell/List Ratio	132.2%	99.7%	105.6%
DOM	7	7	10



Status	Sold	Sold	Sold
MLS® #	202503638	202507497	202507360
Area/Neighbr	2F/River Park South	2F/River Park South	2F/Dakota Crossing
Address	42 Lechman Place	416 Paddington Road	327 Abbotsfield Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1980	OL / 1981	OL / 2004
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Two Storey
Living Area	836 SF	1200 SF	1668 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Brick & Siding, Stucco	Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Electric, Wood		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Roof Coverings		
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Deck, Hood Fan, No Smoking Home	Air Conditioning-Central, Laundry - Main Floor, Sump Pump
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access, Paved Driveway	Rear Drive Access	Double Attached, Front Drive Access
Lot Shape	Normal		
Frontage	0 SF	27 SF	
Depth	0 SF	99 SF	
Site Influence	Cul-De-Sac, Fenced, No Back Lane, Paved Street, Playground	Fenced, Back Lane, Landscape, Landscaped deck, Playground	Paved Street, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,439.60/2024	\$3,234.19/2024	\$5,116.21/2024
List Price	\$379,899	\$299,999	\$584,900
List Price/SF	\$454.42	\$250.00	\$350.66
Sold Price	\$380,000	\$352,600	\$567,000
Sold Price/SF	\$454.55	\$293.83	\$339.93
Sell/List Ratio	100.0%	117.5%	96.9%
DOM	6	6	14



Status	Sold	Sold	Sold
MLS® #	202507187	202506233	202507176
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	196 Gobert Crescent	54 Healy Crescent	6 Everingham Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1999	OL / 1986	OL / 1988
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1238 SF	1708 SF	1508 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)	Corner, Direct vent, Tile Facing	Brick Facing	Tile Facing
Fireplace Fuel	Electric, Gas	Wood	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche	Other remarks	Furnace, Kitchen, Other remarks, Wi
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Exterior	Air Conditioning-Central, Laundry - Main Floor, No Pet Home, No	No Pet Home, No Smoking Home, Sump Pump
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Parking	Double Attached, Insulated	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	40 SF	57 SF	50 SF
Depth	109 SF	117 SF	
Site Influence	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back	No Back Lane
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	None	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,847.87/2024	\$5,149.49/2024	\$4,884.17/ 24
List Price	\$519,900	\$499,900	\$549,900
List Price/SF	\$419.95	\$292.68	\$364.66
Sold Price	\$626,000	\$578,000	\$587,500
Sold Price/SF	\$505.65	\$338.41	\$389.59
Sell/List Ratio	120.4%	115.6%	106.8%
DOM	8	8	9



Status	Sold	Sold	Sold
MLS® #	202506328	202505630	202506181
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	11 Highcastle Crescent	60 Brixton Bay	228 Baisinger Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1991	OL / 1985	OL / 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Two Storey
Living Area	1560 SF	1603 SF	1966 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 5 TBD: 6
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Brick, Stucco	Brick, Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing, Corner		Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Windows		
Features	Patio	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Deck, Hot Tub, Jetted Tub, Laundry - Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Freezer, Garage	
Parking	Double Attached	Single Attached	Double Attached, Insulated, Oversized
Lot Shape	Normal		
Frontage	0 SF	45 SF	50 SF
Depth	0 SF	108 SF	0 SF
Site Influence	Fenced, Playground Nearby	Fenced, Paved Street, Playground Nearby, Shopping	Fenced, Low maintenance landscaped, Landscape, Forced Air
Heating	Forced Air	Forced Air	Natural gas
Heating Fuel	Natural gas	Natural gas	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,193.99/2024	\$4,401.32/2024	\$6,289.44/ 24
List Price	\$534,900	\$494,900	\$649,900
List Price/SF	\$342.88	\$308.73	\$330.57
Sold Price	\$515,000	\$555,600	\$682,000
Sold Price/SF	\$330.13	\$346.60	\$346.90
Sell/List Ratio	96.3%	112.3%	104.9%
DOM	39	8	8



Status	Sold	Sold	Sold
MLS® #	202506930	202506330	202506048
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	95 Ashford Drive	70 Tilstone Bay	37 Gobert Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1981	OL / 2020	OL / 1995
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1320 SF	2483 SF	1222 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Composite, Stone, Stucco	Stucco
Fireplace(s)	Stone	Insert	Glass Door
Fireplace Fuel	Wood	Electric	Gas
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitchen		Bathroom, Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Patio	Air conditioning wall unit, Hood Fan, Laundry - Second Floor,	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Attached, Tandem Garage, Insulated	Double Attached, Oversized, Paved Driveway	Double Attached
Lot Shape	Normal	Normal	
Frontage	50 SF	50 SF	0 SF
Depth	120 SF	132 SF	0 SF
Site Influence	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Flat Site, Vegetable Garden, Landscape, Landscaped	Fenced, Vegetable Garden, Low maintenance landscaped, No
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,618.61/2024	\$7,339.22/2024	\$4,872.28/2024
List Price	\$454,900	\$774,900	\$499,900
List Price/SF	\$344.62	\$312.08	\$409.08
Sold Price	\$454,900	\$860,000	\$542,000
Sold Price/SF	\$344.62	\$346.36	\$443.54
Sell/List Ratio	100.0%	111.0%	108.4%
DOM	5	7	6



Status	Sold	Sold	Sold
MLS® #	202505981	202505934	202505811
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	297 Ravensden Drive	2 Knotsberry Bay	11 Scammel Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2017	/ 1984	/ 2007
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1670 SF	1047 SF	1815 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 5	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stone, Stucco, Vinyl	Stucco
Fireplace(s)	Stone	Other - See remarks	Stone
Fireplace Fuel	Electric	Wood	Gas
Flooring	Wall-to-wall carpet, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Furnace, Kitch	Basement, Flooring, Roof Coverings
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump
Gds Included		Dishwasher, Dryer, Garage door opener remote(s), Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Double Attached	Single Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener, Heated, Insulated
Lot Shape	Pie Shaped	Irregular	Normal
Frontage	0 SF	52 SF	38 SF
Depth	0 SF	132 SF	111 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air, Infloor
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,867.00/ 24	\$4,560.10/ 24	\$5,387.22/ 24
List Price	\$619,900	\$469,900	\$569,900
List Price/SF	\$371.20	\$448.81	\$313.99
Sold Price	\$619,900	\$515,000	\$590,000
Sold Price/SF	\$371.20	\$491.88	\$325.07
Sell/List Ratio	100.0%	109.6%	103.5%
DOM	10	6	8



Status	Sold	Sold	Sold
MLS® #	202505185	202505269	202505114
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	106 Burland Avenue	55 Pately Crescent	3 Keelegate Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL / 1984	OL / 1991
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bi-Level	Two Storey
Living Area	1565 SF	1029 SF	1822 SF
Fin Basement	14.31 M2/154 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Wood Siding	Stone, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)		Stone	Brick Facing
Fireplace Fuel		Wood	Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Roof C	Kitchen	Windows
Features	Air Conditioning-Central, Deck, No Smoking Home, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Jetted Tub, Laundry - Main Floor, No
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Parking Pad	Front Drive Access, Plug-In, Paved Driveway	Double Attached, Insulated
Lot Shape	Normal		Normal
Frontage	0 SF	0 SF	50 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Fenced, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Flat Site, No Back Lane, Playground Nearby,	Cul-De-Sac, Fenced, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,825.14/ 24	\$4,251.91/ 24	\$5,227.19/2024
List Price	\$399,900	\$429,900	\$549,900
List Price/SF	\$255.53	\$417.78	\$301.81
Sold Price	\$470,000	\$470,100	\$535,000
Sold Price/SF	\$300.32	\$456.85	\$293.63
Sell/List Ratio	117.5%	109.4%	97.3%
DOM	7	7	24



Status	Sold	Sold	Sold
MLS® #	202505023	202504716	202504371
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	6 Quantrell Bay	138 Brixton Bay	205 Charing Cross Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	OL / 1985	OL / 1980
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2027 SF	1676 SF	1170 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Brick & Siding, Stucco	Brick, Stucco, Vinyl
Exterior	Stucco	Brick Facing	Tile Facing
Fireplace(s)	Double-sided	Wood	Wood
Fireplace Fuel	Gas	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Flooring	Laminate	Concrete	Concrete
Foundation	Concrete	Shingle	Shingle
Roof	Shingle		
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Deck, Garburator,	Air Conditioning-Central	
Gds Included	Dishwasher, Dryer, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Single Attached	Double Detached
Lot Shape			Normal
Frontage	0 SF	0 SF	28 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Back Lane	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Back Lane, Paved Lane, Landscaped deck, 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	\$5,459.28/2024	\$5,141.01/2024	\$3,702.23/2024
List Price	\$639,900	\$489,900	\$419,000
List Price/SF	\$315.69	\$292.30	\$358.12
Sold Price	\$627,500	\$525,000	\$420,000
Sold Price/SF	\$309.57	\$313.25	\$358.97
Sell/List Ratio	98.1%	107.2%	100.2%
DOM	21	6	1



Status	Sold	Sold	Sold
MLS® #	202504397	202504524	202503998
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	46 Brotman Bay	253 Paddington Road	134 Goldthorpe Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1978	/ 1990
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bi-Level
Living Area	1308 SF	880 SF	1024 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 1 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Other-Remarks, Stucco, Vinyl	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Free-standing, Stone	Tile Facing	
Fireplace Fuel	Electric	Wood	
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn	Bathroom, Windows	Flooring, Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, High-Efficiency Furnace, No Smoking Home
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Single Attached, Double Detached, Garage door opener,	Parking Pad, Rear Drive Access	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Pie Shaped	Normal	Pie Shaped
Frontage		26 SF	0 SF
Depth		99 SF	0 SF
Site Influence	Fenced, Landscaped deck, Other/remarks, Paved Street,	Fenced, Back Lane, Paved Street, Playground Nearby,	Corner, Fenced, Golf Nearby, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,594.82/2024	\$3,057.00/2024	\$4,500.96/ 24
List Price	\$519,900	\$299,900	\$439,900
List Price/SF	\$397.48	\$340.80	\$429.59
Sold Price	\$568,000	\$365,000	\$430,000
Sold Price/SF	\$434.25	\$414.77	\$419.92
Sell/List Ratio	109.3%	121.7%	97.7%
DOM	7	11	8



Status	Sold	Sold	Sold
MLS® #	202504223	202504071	202503785
Area/Neighbr	2F/River Park South	2F/River Park South	2F/Dakota Crossing
Address	130 Southwalk Bay	18 Theydon Place	46 Kevin Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1981	OL / 1987	OL / 1995
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Bungalow
Living Area	1620 SF	1388 SF	1538 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick & Siding	Brick, Stucco
Fireplace(s)	Stone	Brick Facing	Corner
Fireplace Fuel	Wood	Wood	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, Ceiling Fan, Deck,	Air Conditioning-Central, Deck, Garburator, High-Efficiency
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener	Bar Fridge, Dishwasher, Dryer, Freezer, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Attached, Garage door opener, Oversized, Paved	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Pie Shaped	Irregular	Normal
Frontage	50 SF	50 SF	50 SF
Depth	140 SF		104 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Landscaped	Cul-De-Sac, Landscaped deck, No Back Lane, Playground	Cul-De-Sac, Fenced, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,922.12/ 24	\$4,266.79/ 24	\$5,271.45/ 24
List Price	\$449,900	\$499,900	\$499,900
List Price/SF	\$277.72	\$360.16	\$325.03
Sold Price	\$455,000	\$499,900	\$579,000
Sold Price/SF	\$280.86	\$360.16	\$376.46
Sell/List Ratio	101.1%	100.0%	115.8%
DOM	5	7	7



Status	Sold	Sold	Sold
MLS® #	202503945	202503922	202503790
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	116 Queensbury Bay	19 Tiverton Bay	63 Winterhaven Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1986	OL / 2001
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Bungalow
Living Area	1792 SF	1108 SF	1766 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Wood Siding	Brick, Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Brick Facing	Stone	Direct vent
Fireplace Fuel	Wood	Wood	Electric
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Exterior, Flooring, Furnace, Roof Co	Bathroom, Exterior, Kitchen, Window	Exterior, Furnace, Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Cook Top, Deck, Garburator,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Front Drive Access, No Garage, None, Parking Pad, Plug-In	Single Attached	Double Attached
Lot Shape	Normal		
Frontage	44 SF	46 SF	0 SF
Depth	105 SF	109 SF	0 SF
Site Influence	Public Transportation	Fenced, Landscape, No Back Lane, Park/reserve, Playground	Fenced, Landscaped deck, Landscaped patio, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,204.78/2024	\$4,506.46/ 24	\$6,514.91/ 24
List Price	\$419,900	\$449,900	\$749,900
List Price/SF	\$234.32	\$406.05	\$424.63
Sold Price	\$471,116	\$505,000	\$740,000
Sold Price/SF	\$262.90	\$455.78	\$419.03
Sell/List Ratio	112.2%	112.2%	98.7%
DOM	9	8	19



Status	Sold	Sold	Sold
MLS® #	202503615	202503591	202502615
Area/Neighbr	2F/Dakota Crossing	2F/River Park South	2F/River Park South
Address	188 Barlow Crescent	100 Farnsworth Crescent	75 Southfields Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	/ 2009	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1654 SF	2600 SF	1280 SF
Fin Basement	74.32 M2/800 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco	Brick & Siding, Stucco
Fireplace(s)	Glass Door	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Exterior, Flooring, Furnac
Features	Exterior walls, 2x6", Laundry - Main Floor, Pool above ground	Deck, No Pet Home, No Smoking Home, Sump Pump	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		
Frontage	46 SF	50 SF	54 SF
Depth	132 SF		120 SF
Site Influence	Landscaped deck, No Back Lane	Fenced, Lake View, Landscape, Landscaped deck, Landscaped	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscape,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,174.02/2024	\$9,011.44/2024	\$4,993.60/ 24
List Price	\$549,900	\$838,900	\$495,000
List Price/SF	\$332.47	\$322.65	\$386.72
Sold Price	\$549,900	\$836,000	\$555,000
Sold Price/SF	\$332.47	\$321.54	\$433.59
Sell/List Ratio	100.0%	99.7%	112.1%
DOM	34	5	6



Status	Sold	Sold	Sold
MLS® #	202500515	202502664	202502412
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	62 Twickenham Circle	134 Alburg Drive	107 Brixton Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2014	OL / 1984	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Split-4 Level
Living Area	1824 SF	1603 SF	1674 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	44.13 M2/475 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)			Stone
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Bathroom, Roof Coverings, Windows	
Features	Air Conditioning-Central, Laundry - Second Floor, No Pet Home,	Air Conditioning-Central, High-Efficiency Furnace, No	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See
Parking	Double Attached	Double Attached	Double Attached, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	0 SF	46 SF	45 SF
Depth	0 SF	130 SF	131 SF
Site Influence	Fenced, Low maintenance landscaped, Landscape,	Fenced, Landscaped deck, Park/reserve, Playground	Fenced, Landscaped deck, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,437.15/2024	\$4,426.23/ 24	\$4,734.14/2024
List Price	\$559,900	\$449,900	\$574,900
List Price/SF	\$306.96	\$280.66	\$343.43
Sold Price	\$613,062	\$501,000	\$631,000
Sold Price/SF	\$336.11	\$312.54	\$376.94
Sell/List Ratio	109.5%	111.4%	109.8%
DOM	11	7	8



Status	Sold	Sold	Sold
MLS® #	202502060	202501740	202501432
Area/Neighbr	2F/Dakota Crossing	2F/South Glen	2F/River Park South
Address	32 Barlow Crescent	18 Greenford Avenue	211 Queensbury Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	OL / 1986	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1279 SF	1101 SF	1197 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			Gas
Flooring	Laminate	Cork, Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Furnace, Kitchen	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, No
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Front Drive Access	Double Attached
Lot Shape		Normal	
Frontage	0 SF	42 SF	0 SF
Depth	0 SF	109 SF	0 SF
Site Influence	Landscaped deck, Paved Street, Playground Nearby, Private Yard,	Fenced, Fruit Trees/Shrubs, Landscape, No Back Lane,	Fenced, Low maintenance landscaped, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,430.23/2024	\$4,120.41/ 24	\$4,846.23/2024
List Price	\$449,900	\$399,900	\$469,900
List Price/SF	\$351.76	\$363.22	\$392.56
Sold Price	\$490,000	\$452,800	\$501,000
Sold Price/SF	\$383.11	\$411.26	\$418.55
Sell/List Ratio	108.9%	113.2%	106.6%
DOM	7	8	7



Status	Sold	Sold	Sold
MLS® #	202501508	202501090	202500773
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	47 HedgeStone Crescent	8 Highcastle Crescent	43 Eb Clayton Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1992	/ 1991	OL / 2012
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1380 SF	1891 SF	1773 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	119.38 M2/1,285 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Stone, Stucco
Fireplace(s)	Glass Door	Glass Door, Stone	Glass Door
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche	Flooring, Kitchen, Other remarks, Rc	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Hood Fan, Laundry - Main Floor,	Air Conditioning-Central, Closet Organizers, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Detached
Lot Shape	Normal	Irregular	
Frontage	42 SF	49 SF	45 SF
Depth	110 SF	114 SF	115 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,994.55/ 24	\$5,032.13/ 24	\$6,965.63/2024
List Price	\$519,900	\$524,900	\$779,000
List Price/SF	\$376.74	\$277.58	\$439.37
Sold Price	\$555,000	\$555,000	\$765,000
Sold Price/SF	\$402.17	\$293.50	\$431.47
Sell/List Ratio	106.8%	105.7%	98.2%
DOM	9	7	9



Status	Sold	Sold	Sold
MLS® #	202500167	202500298	202500650
Area/Neighbr	2F/River Park South	2F/River Park South	2F/River Park South
Address	32 Prudhomme Bay	18 Goldthorpe Crescent	144 Eastmount Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2007	OL / 1987	/ 1993
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1971 SF	1076 SF	1047 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stone, Stucco, Wood Siding	Stucco
Fireplace(s)	Tile Facing		Glass Door
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Exterior, Flooring, Furnac	
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Main floor full bathroom, Sump
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached	Single Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Pie Shaped		
Frontage	0 SF	45 SF	
Depth	0 SF	0 SF	
Site Influence	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Low maintenance	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,984.85/ 24	\$4,206.10/2024	\$4,695.90/2024
List Price	\$599,900	\$426,900	\$479,900
List Price/SF	\$304.36	\$396.75	\$458.36
Sold Price	\$640,000	\$476,200	\$500,000
Sold Price/SF	\$324.71	\$442.57	\$477.55
Sell/List Ratio	106.7%	111.5%	104.2%
DOM	7	6	6



Status	Sold	Sold	Sold
MLS® #	202427906	202426763	202426565
Area/Neighbr	2F/River Park South	2F/River Park South	2F/Dakota Crossing
Address	98 Buckley Trow Bay	31 Sachet Place	937 Aldgate Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2013	OL / 1992	OL / 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2087 SF	1051 SF	1345 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Completely	
Features	Air Conditioning-Central, Hood Fan, Sump Pump	Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator,	Air Conditioning-Central, Ceiling Fan, Central Exhaust, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Insulated, Paved Driveway	Double Attached
Lot Shape	Normal	Pie Shaped	Normal
Frontage	0 SF	0 SF	40 SF
Depth	0 SF	0 SF	110 SF
Site Influence	Fenced, Landscaped deck, Shopping Nearby, Public	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped deck,	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,720.72/2023	\$4,621.93/2024	\$4,544.20/2024
List Price	\$629,900	\$529,900	\$499,900
List Price/SF	\$301.82	\$504.19	\$371.67
Sold Price	\$615,000	\$520,000	\$475,000
Sold Price/SF	\$294.68	\$494.77	\$353.16
Sell/List Ratio	97.6%	98.1%	95.0%
DOM	19	21	34



Status	Sold	Sold	Sold
MLS® #	202426303	202513072	202513264
Area/Neighbr	2F/River Park South	2G/Windsor Park	2G/Windsor Park
Address	39 Brotman Bay	50 Bernier Bay	62 Leonard Shakespeare Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1956	OL / 2005
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1265 SF	998 SF	2146 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: 4 TBD: 5
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick & Siding, Stucco	Brick, Stucco	Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Roof Coverings	Bathroom, Roof Coverings, Windows	Basement, Furnace, Roof Coverings
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace	Air Conditioning-Central, Deck, Hot Tub, Sump Pump	Air Conditioning-Central, Bar dry, Deck, Hood Fan, Jetted Tub,
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Parking	Front Drive Access	Single Detached, Carport, Garage door opener	Double Attached
Lot Shape		Normal	
Frontage	40 SF	60 SF	0 SF
Depth	0 SF	120 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, Landscaped deck, No Back	Fenced, Fruit Trees/Shrubs, Back Lane, Landscaped deck	Corner, Fenced, Landscaped deck, No Back Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,014.78/2024	\$4,408.56/ 25	\$5,523.40/2025
List Price	\$409,900	\$389,900	\$569,900
List Price/SF	\$324.03	\$390.68	\$265.56
Sold Price	\$395,000	\$420,000	\$615,000
Sold Price/SF	\$312.25	\$420.84	\$286.58
Sell/List Ratio	96.4%	107.7%	107.9%
DOM	39	8	7



Status	Sold	Sold	Sold
MLS® #	202513226	202512994	202511293
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	16 Fleury Place	29 Crestwood Crescent	10 Penrose Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1956	/ 1959	OL / 1967
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1190 SF	911 SF	1536 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	None	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Composite, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	See remarks	Concrete	Concrete
Roof	Tar & Gravel	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Other		Flooring, Furnace, Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached	Single Detached, Front Drive Access, Garage door opener,	Single Attached
Lot Shape		Reverse Pie	Normal
Frontage	0 SF		55 SF
Depth	0 SF	181 SF	0 SF
Site Influence	Corner, Fenced, Landscaped patio, Paved Street, Playground	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Golf Nearby, No Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,375.65/2024	\$3,881.40/2024	\$4,728.09/2025
List Price	\$329,900	\$379,900	\$424,900
List Price/SF	\$277.23	\$417.01	\$276.63
Sold Price	\$365,000	\$390,300	\$415,000
Sold Price/SF	\$306.72	\$428.43	\$270.18
Sell/List Ratio	110.6%	102.7%	97.7%
DOM	7	7	15



Status	Sold	Sold	Sold
MLS® #	202511298	202511499	202511411
Area/Neighbr	2G/Windsor Park	2G/Niakwa Park	2G/Windsor Park
Address	57 Westmount Bay	36 Cherokee Bay	35 Penticton Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1962	OL / 1955	OL / 1963
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Bungalow	Bungalow
Living Area	1030 SF	1231 SF	1317 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Stucco	Stucco, Wood Siding
Fireplace(s)			Brick Facing
Fireplace Fuel			See remarks
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, See remarks, Tile	See remarks, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Kitchen, Other remarks	
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Cook Top, Heat recovery ventilator,	Air Conditioning-Central, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Play structure, Refrigerator, See	Blinds, Dishwasher, Dryer, Refrigerator, See remarks,
Parking	Front Drive Access, Parking Pad, Paved Driveway	Carport	Carport, Front Drive Access
Lot Shape	Normal		
Frontage	56 SF	60 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Fenced, Landscaped patio, No Back Lane, Paved Street	Fenced, Golf Nearby, Landscaped deck, No Back	Fenced, Low maintenance landscaped, Landscape,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,664.45/ 24	\$4,808.18/ 25	\$3,806.92/ 24
List Price	\$369,900	\$539,900	\$449,900
List Price/SF	\$359.13	\$438.59	\$341.61
Sold Price	\$435,000	\$590,000	\$529,000
Sold Price/SF	\$422.33	\$479.29	\$401.67
Sell/List Ratio	117.6%	109.3%	117.6%
DOM	6	8	7



Status	Sold	Sold	Sold
MLS® #	202511004	202510427	202510237
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Niakwa Park
Address	56 Fontaine Crescent	37 Blueberry Bay	15 Iroquois Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1956	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1189 SF	920 SF	1448 SF
Fin Basement	0.00 M2/0 SF	69.68 M2/750 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Slab	Full	Full
Construction			Wood Frame
Exterior	Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)			Brick Facing
Fireplace Fuel			Gas
Flooring	Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Tar & Gravel
Remodelled			Other remarks, Roof Coverings
Features	Air Conditioning-Central	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Pool,
Gds Included	Dishwasher, Dryer, Play structure, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access	Front Drive Access, No Garage	Double Attached, Front Drive Access
Lot Shape			Irregular
Frontage	0 SF		
Depth	0 SF		
Site Influence	Flat Site, Playground Nearby, Shopping Nearby, Public	Fenced, Landscape, No Back Lane, Paved Street, Playground	Golf Nearby, Back onto golf course, Landscape, Private
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,324.00/2024	\$3,956.27/2024	\$5,932.20/ 24
List Price	\$329,900	\$399,900	\$549,800
List Price/SF	\$277.46	\$434.67	\$379.70
Sold Price	\$335,100	\$416,000	\$550,000
Sold Price/SF	\$281.83	\$452.17	\$379.83
Sell/List Ratio	101.6%	104.0%	100.0%
DOM	7	10	9



Status	Sold	Sold	Sold
MLS® #	202510801	202510923	202511019
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	15 Boulder Bay	435 Speers Road	30 Pembroke Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	/ 1961	OL / 1962
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-3 Level	Two Storey
Living Area	1118 SF	1411 SF	1511 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stucco, Vinyl	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)		Tile Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl Plank,	Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Insulation, Kitchen, Other r		Bathroom, Electrical, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, Hood Fan, Jetted Tub,	
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,
Parking	Front Drive Access	Double Detached, Heated, Insulated, Oversized, Parking	Single Attached
Lot Shape	Normal		Normal
Frontage	46 SF	55 SF	54 SF
Depth	100 SF	0 SF	104 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, No Back	Fenced, Golf Nearby, Landscaped patio, Playground	Fenced, Back Lane, Landscaped deck, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,584.25/ 24	\$4,512.30/2024	\$3,823.49/2024
List Price	\$299,900	\$449,900	\$430,000
List Price/SF	\$268.25	\$318.85	\$284.58
Sold Price	\$396,999	\$575,500	\$430,000
Sold Price/SF	\$355.10	\$407.87	\$284.58
Sell/List Ratio	132.4%	127.9%	100.0%
DOM	5	11	1



Status	Sold	Sold	Sold
MLS® #	202510954	202510254	202508694
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	106 Berkshire Bay	15 Lochmoor Avenue	81 canberra Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1966	/ 1966	OL / 1961
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1032 SF	1120 SF	1070 SF
Fin Basement	0.00 M2/0 SF	90.58 M2/975 SF	42.64 M2/459 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stone, Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Exterior, Flooring, Kitchen	
Features	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Bar dry, Hood Fan, Main floor full	High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Parking Pad	Double Detached, Garage door opener, Insulated garage door,	Double Detached
Lot Shape			
Frontage	30 SF	54 SF	27 SF
Depth	0 SF	105 SF	110 SF
Site Influence	Fenced, Golf Nearby, Paved Street, Playground Nearby,	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low	Fenced, Golf Nearby, Paved Lane, Landscape, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,664.94/ 24	\$4,368.18/2024	\$2,800.00/2025
List Price	\$279,900	\$399,900	\$329,900
List Price/SF	\$271.22	\$357.05	\$308.32
Sold Price	\$331,800	\$475,000	\$350,111
Sold Price/SF	\$321.51	\$424.11	\$327.21
Sell/List Ratio	118.5%	118.8%	106.1%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202510090	202508965	202509782
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	12 Nipigon Road	3 Pembroke Road	35 Arundel Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1964	OL / 1962	OL / 1955
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	1120 SF	1080 SF	903 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco	Stucco
Fireplace(s)			Other - See remarks
Fireplace Fuel			
Flooring	Vinyl, Wood	Laminate, Tile, Vinyl Plank, Wood	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Garage	Bathroom, Flooring, Furnace, Insulation	Bathroom, Flooring, Kitchen, Other rooms
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two, Fridge	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Garage door opener, Insulated, Oversized, Off-street	Front Drive Access	Single Detached, Garage door opener, Rear Drive Access
Lot Shape	Irregular	Normal	Normal
Frontage	50 SF	55 SF	55 SF
Depth	127 SF	105 SF	
Site Influence	Fenced, Paved Lane, Landscape, Landscaped deck, Privacy fence	Fenced	Fruit Trees/Shrubs, Golf Nearby, Back Lane, Landscaped deck, Privacy fence
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	\$4,112.40/ 24	\$4,022.66/ 24	\$3,635.37/ 24
List Price	\$399,999	\$389,900	\$349,900
List Price/SF	\$357.14	\$361.02	\$387.49
Sold Price	\$500,000	\$471,000	\$430,000
Sold Price/SF	\$446.43	\$436.11	\$476.19
Sell/List Ratio	125.0%	120.8%	122.9%
DOM	6	7	7



Status	Sold	Sold	Sold
MLS® #	202501384	202508554	202508431
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	65 Berkshire Bay	65 Bibeau Bay	9 Peterboro Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1965	OL / 1961	/ 1963
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Split-4 Level	Split-3 Level
Living Area	1205 SF	1457 SF	1040 SF
Fin Basement	20.44 M2/220 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space, Full	Partial	Full
Construction		Strip	Wood Frame
Exterior	Stucco	Stucco	Brick, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitche	Kitchen	Bathroom, Furnace, Kitchen, Windo
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Garburator, Sunroom, Workshop	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Parking Pad, Rear Drive Access	Double Detached, Front Drive Access, Garage door opener,	Double Detached
Lot Shape		Normal	Normal
Frontage	30 SF	54 SF	55 SF
Depth	100 SF	0 SF	105 SF
Site Influence	Fenced, Golf Nearby, Paved Lane, Low maintenance	Fenced	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,720.27/2024	\$3,742.00/ 24	\$3,757.10/ 24
List Price	\$289,900	\$399,900	\$349,900
List Price/SF	\$240.58	\$274.47	\$336.44
Sold Price	\$326,650	\$456,000	\$455,999
Sold Price/SF	\$271.08	\$312.97	\$438.46
Sell/List Ratio	112.7%	114.0%	130.3%
DOM	6	6	6



Status	Sold	Sold	Sold
MLS® #	202508445	202508400	202508332
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	39 Peterboro Bay	15 Canberra Road	52 Vincent Massey Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1965	OL / 1960	OL / 1962
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	1220 SF	1200 SF	1000 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	See remarks	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Brick, Stucco, Vinyl	Brick, Stucco, Wood Siding
Fireplace(s)	Marble fac		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Laminate	Laminate, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring, Kitchen, Roof C	Furnace, Insulation, Roof Coverings,
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Deck, Laundry - Main Floor,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Single Attached	Single Detached, Parking Pad, Rear Drive Access	Double Detached, Front Drive Access, Garage door opener,
Lot Shape	Pie Shaped		
Frontage	55 SF	27 SF	54 SF
Depth		110 SF	105 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck, No	Fenced, Vegetable Garden, Landscaped deck, Private Yard,	Fenced, Golf Nearby, Landscape, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,264.90/2024	\$2,813.05/2024	\$3,694.82/2024
List Price	\$399,900	\$299,900	\$379,900
List Price/SF	\$327.79	\$249.92	\$379.90
Sold Price	\$420,000	\$320,000	\$435,000
Sold Price/SF	\$344.26	\$266.67	\$435.00
Sell/List Ratio	105.0%	106.7%	114.5%
DOM	7	8	6



Status	Sold	Sold	Sold
MLS® #	202508343	202508099	202507962
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	246 Penfold Crescent	71 Fontaine Crescent	3 Frontenac Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1989	OL / 1959	/ 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1350 SF	940 SF	1042 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco	Stucco, Vinyl
Fireplace(s)		Free-standing	Stove
Fireplace Fuel		Electric	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Other remarks,	Flooring, Kitchen	Flooring, Furnace, Windows
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Cook Top, Main floor full bathroom,	Deck, High-Efficiency Furnace
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Refrigerator, Stove, TV Wall Mount, Washer	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Stove,
Parking	Double Attached, Front Drive Access, Garage door opener,	Front Drive Access, No Garage	Double Detached
Lot Shape		Normal	Normal
Frontage	42 SF	55 SF	50 SF
Depth	182 SF	100 SF	100 SF
Site Influence	Golf Nearby, Landscaped deck, No Back Lane, Park/reserve,	Fenced, Flat Site, Low maintenance landscaped, Paved	Fenced, Landscaped deck, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,552.00/2024	\$4,142.31/ 24	\$3,799.00/2024
List Price	\$469,900	\$339,900	\$379,899
List Price/SF	\$348.07	\$361.60	\$364.59
Sold Price	\$505,000	\$401,071	\$375,000
Sold Price/SF	\$374.07	\$426.67	\$359.88
Sell/List Ratio	107.5%	118.0%	98.7%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202507163	202507601	202507413
Area/Neighbr	2G/Waterside Estates	2G/Windsor Park	2G/Windsor Park
Address	127 Seaside Drive	8 Humber Road	167 Penfold Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 1961	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Raised Bungalow
Living Area	1527 SF	1120 SF	1088 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	87.33 M2/940 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding	Brick, Other-Remarks	Brick, Cedar, Stucco
Fireplace(s)	Direct vent, Insert, Tile Facing	Direct vent	Brick Facing, Glass Door
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Kitchen, Partly
Features	Ceiling Fan, Deck, High-Efficiency Furnace, Main	Bar wet, High-Efficiency Furnace, Hood Fan, Jetted Tub,	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached	Single Detached, Front Drive Access, Garage door opener,	Single Detached, Front Drive Access, Garage door opener, Normal
Lot Shape			
Frontage	0 SF	0 SF	40 SF
Depth	0 SF	0 SF	105 SF
Site Influence	Fenced, Golf Nearby, Landscape, No Back Lane,	Fenced, Flat Site, Golf Nearby, No Back Lane, Paved Street,	Fenced, Landscape, No Back Lane, Paved Street, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas, Wood	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,102.36/2024	\$4,179.00/2024	\$3,962.67/2024
List Price	\$577,500	\$399,999	\$459,900
List Price/SF	\$378.19	\$357.14	\$422.70
Sold Price	\$572,500	\$405,000	\$455,000
Sold Price/SF	\$374.92	\$361.61	\$418.20
Sell/List Ratio	99.1%	101.3%	98.9%
DOM	29	12	11



Status	Sold	Sold	Sold
MLS® #	202507352	202507357	202506273
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	58 Fontaine Crescent	71 De Bourmont Bay	4 Cypress Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	/ 1956	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	994 SF	1211 SF	1001 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Slab	Full	Full
Construction	Concrete floor, Wood Frame	Concrete	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Stucco, Vinyl, Wood Siding
Fireplace(s)		Stove	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Furnace, Roof Coverings, \
Features	Air Conditioning-Central, Ceiling Fan, Garburator, High-Efficiency	Air Conditioning-Central, Closet Organizers, Deck, Laundry -	Air Conditioning-Central, Bar dry, Ceiling Fan, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Single Detached, Paved Driveway	Single Attached, Parking Pad, Paved Driveway, Recreational	Single Attached, Tandem Garage, Garage door opener,
Lot Shape		Pie Shaped	
Frontage	50 SF	54 SF	64 SF
Depth	100 SF	0 SF	99 SF
Site Influence	Landscaped patio, No Back Lane, Paved Street, Playground	Fenced, Landscaped deck, Landscaped patio,	Fenced, Vegetable Garden, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,102.70/2025	\$4,129.14/2024	\$4,096.27/2024
List Price	\$299,900	\$399,900	\$399,900
List Price/SF	\$301.71	\$330.22	\$399.50
Sold Price	\$285,000	\$478,000	\$485,000
Sold Price/SF	\$286.72	\$394.72	\$484.52
Sell/List Ratio	95.0%	119.5%	121.3%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202507150	202507088	202506429
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	1162 Betournay Street	95 Brunet Promenade	404 Speers Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1960	OL / 2006	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Cab-Over	Bungalow
Living Area	1036 SF	1525 SF	1085 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco, Wood Siding	Stone, Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings, Windows	Flooring	Basement, Bathroom, Electrical, Fur
Features		Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Attached, Paved Driveway	Single Detached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	Normal
Frontage	60 SF	47 SF	50 SF
Depth	120 SF	220 SF	150 SF
Site Influence	Landscaped patio	Cul-De-Sac, Fenced, No Back Lane, No Through Road, Private	Fenced, Landscaped deck, No Back Lane, No Through Road, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,736.52/2024	\$5,495.15/2024	\$3,700.22/ 24
List Price	\$349,900	\$509,900	\$389,900
List Price/SF	\$337.74	\$334.36	\$359.35
Sold Price	\$416,000	\$570,000	\$445,000
Sold Price/SF	\$401.54	\$373.77	\$410.14
Sell/List Ratio	118.9%	111.8%	114.1%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202506326	202505552	202505780
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	347 Drake Boulevard	801 Elizabeth Road	30 Jean-Baptiste Lavoie Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1967	OL / 2003
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Cab-Over
Living Area	1035 SF	1044 SF	1478 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: 5
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Half basement	Full	Full
Construction			
Exterior	Brick, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Insert		Tile Facing
Fireplace Fuel	Electric		Gas
Flooring	Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings		
Features	Air Conditioning-Central, Deck, Sunroom	Hood Fan	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached	Rear Drive Access	Double Attached
Lot Shape		Normal	
Frontage	0 SF	31 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Cul-De-Sac, Golf Nearby, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,856.68/2024	\$2,619.35/ 24	\$5,227.56/ 24
List Price	\$374,900	\$269,900	\$499,900
List Price/SF	\$362.22	\$258.52	\$338.23
Sold Price	\$434,500	\$260,000	\$540,000
Sold Price/SF	\$419.81	\$249.04	\$365.36
Sell/List Ratio	115.9%	96.3%	108.0%
DOM	8	9	7



Status	Sold	Sold	Sold
MLS® #	202505743	202505480	202505388
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	8 Almond Bay	227 Berkshire Bay	61 Wiltshire Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1958	OL / 1965	OL / 1969
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1380 SF	1044 SF	1110 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Laminate, Tile, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Other remarks, Roof Cover		Bathroom, Flooring, Furnace, Kitche
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Closet Organizers, Cook Top, Hood Fan, No Pet Home, No	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Microwave, Play structure,
Parking	Double Detached, Tandem Garage, Front Drive Access,	Front Drive Access, Unpaved Driveway	Front Drive Access, Plug-In
Lot Shape	Normal	Normal	Normal
Frontage	55 SF	30 SF	30 SF
Depth	100 SF	100 SF	100 SF
Site Influence	Golf Nearby, Landscaped deck, Paved Street, Playground	Golf Nearby, Landscape, No Back Lane, Paved Street,	Fenced, Golf Nearby, Landscaped patio, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,934.14/2024	\$2,532.16/2024	\$2,764.53/2024
List Price	\$399,900	\$269,900	\$284,900
List Price/SF	\$289.78	\$258.52	\$256.67
Sold Price	\$399,900	\$245,000	\$341,000
Sold Price/SF	\$289.78	\$234.67	\$307.21
Sell/List Ratio	100.0%	90.8%	119.7%
DOM	11	2	5



Status	Sold	Sold	Sold
MLS® #	202505355	202505247	202504709
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	53 Peterboro Bay	39 Monaco Bay	866 Elizabeth Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1966	OL / 1961	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1220 SF	927 SF	936 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick & Siding, Stucco	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Laminate	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks, Windows		Roof Coverings
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, No Smoking
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stoves - Two, Washer
Parking	Single Attached, Front Drive Access, Garage door opener,	Front Drive Access	Single Detached, Front Drive Access, Oversized
Lot Shape	Normal		Normal
Frontage	55 SF	52 SF	50 SF
Depth	105 SF		120 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscaped	Fenced, Landscape, Playground Nearby, Public Transportation	Fenced, Fruit Trees/Shrubs, 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	\$4,155.44/2024	\$4,057.13/ 24	\$3,512.00/2024
List Price	\$399,900	\$349,900	\$329,900
List Price/SF	\$327.79	\$377.45	\$352.46
Sold Price	\$460,000	\$440,000	\$387,000
Sold Price/SF	\$377.05	\$474.65	\$413.46
Sell/List Ratio	115.0%	125.8%	117.3%
DOM	9	8	8



Status	Sold	Sold	Sold
MLS® #	202504599	202504542	202504368
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	930 Autumnwood Drive	21 Cascade Bay	280 Speers Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1959	OL / 1960	OL / 1907
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Raised Bungalow
Living Area	1040 SF	831 SF	1000 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Laminate, Vinyl, Wood	Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Metal
Remodelled	Kitchen	Bathroom, Flooring, Kitchen, Other r	Basement, Bathroom, Completely, E
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Exterior walls, 2x6", Hood Fan,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,	Blinds, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Front Drive Access, Plug-In, Paved Driveway	Single Detached	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	56 SF	50 SF	60 SF
Depth	120 SF	105 SF	
Site Influence	Vegetable Garden, Low maintenance landscaped, No	Fenced, Vegetable Garden, Golf Nearby, Landscaped patio, No	Fenced, Landscaped deck, Playground Nearby, Public
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,767.03/2024	\$3,478.91/ 24	\$3,415.63/2024
List Price	\$364,900	\$339,900	\$369,900
List Price/SF	\$350.87	\$409.03	\$369.90
Sold Price	\$390,000	\$376,000	\$375,280
Sold Price/SF	\$375.00	\$452.47	\$375.28
Sell/List Ratio	106.9%	110.6%	101.5%
DOM	7	12	7



Status	Sold	Sold	Sold
MLS® #	202503880	202504051	202503650
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	93 Wiltshire Bay	21 Canberra Road	6 Durham Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL /	OL / 1960	OL / 1960
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bungalow
Living Area	1110 SF	1200 SF	1160 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	None, Slab	Full
Construction	Wood Frame	Concrete block, Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Brick & Siding, Stucco	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Roof Coverings, Windows	Flooring, Kitchen, Other remarks	
Features	Air Conditioning-Central, Ceiling Fan, Hood Fan, Humidifier,	Deck, No Pet Home, No Smoking Home, Patio	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Microwave,	Dryer, Garage door opener remote(s), Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Front Drive Access	Single Detached, Rear Drive Access	Single Detached, Front Drive Access
Lot Shape	Normal		
Frontage	22 SF	27 SF	0 SF
Depth	100 SF	110 SF	0 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Low maintenance landscaped,	Fenced, Landscape, Landscaped deck, Landscaped patio, Paved	Fenced, No Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,681.96/2024	\$2,514.29/ 24	\$3,913.56/ 24
List Price	\$294,500	\$289,900	\$414,900
List Price/SF	\$265.32	\$241.58	\$357.67
Sold Price	\$321,000	\$305,000	\$414,900
Sold Price/SF	\$289.19	\$254.17	\$357.67
Sell/List Ratio	109.0%	105.2%	100.0%
DOM	7	8	6



Status	Sold	Sold	Sold
MLS® #	202503665	202503724	202503528
Area/Neighbr	2G/Niakwa Park	2G/Windsor Park	2G/Windsor Park
Address	3 Mohawk Bay	37 Cypress Bay	25 Greenwich Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1958	/ 1962
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1260 SF	1038 SF	1150 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Other-Remarks	Stone, Stucco	Vinyl
Fireplace(s)	Stone		
Fireplace Fuel	Electric		
Flooring	Laminate, Wood	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext	Bathroom, Furnace, Roof Coverings	
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Deck, Main floor full bathroom,
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Carport, Front Drive Access	Double Detached, Front Drive Access, Garage door opener,	Carport, Front Drive Access
Lot Shape	Normal	Normal	
Frontage	60 SF	60 SF	57 SF
Depth	100 SF	100 SF	105 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, Landscape, No Back	Fenced, Landscaped patio, No Back Lane, Playground Nearby,	Fenced, Landscaped deck, No Through Road, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,241.36/2024	\$4,112.73/2024	\$3,715.67/2024
List Price	\$549,900	\$394,900	\$399,900
List Price/SF	\$436.43	\$380.44	\$347.74
Sold Price	\$571,000	\$461,000	\$437,500
Sold Price/SF	\$453.17	\$444.12	\$380.43
Sell/List Ratio	103.8%	116.7%	109.4%
DOM	7	6	8



Status	Sold	Sold	Sold
MLS® #	202503346	202503483	202503458
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	1 ALDERWOOD Road	22 Journeys Road	942 Autumnwood Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1964	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	892 SF	1148 SF	1110 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Stucco, Wood Siding	Stone, Stucco, Vinyl
Exterior	Stucco	Stucco, Wood Siding	Stone, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Kitchen		Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Fridges - Two, Garage door opener,	Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer
Parking	Double Attached	Carport, Front Drive Access, Paved Driveway	Front Drive Access, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	84 SF	0 SF	56 SF
Depth	59 SF	0 SF	120 SF
Site Influence	Corner, Playground Nearby, Public Swimming Pool, Shopping	Fenced, Paved Street, Public Swimming Pool, Shopping	Fenced, Landscaped deck, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,640.86/ 24	\$3,794.41/ 24	\$3,800.22/2024
List Price	\$359,900	\$339,900	\$419,900
List Price/SF	\$403.48	\$296.08	\$378.29
Sold Price	\$410,000	\$391,000	\$455,000
Sold Price/SF	\$459.64	\$340.59	\$409.91
Sell/List Ratio	113.9%	115.0%	108.4%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202503290	202502594	202502557
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Waterside Estates
Address	468 Speers Road	163 Harper Avenue	2 Village Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 1959	OL / 2013
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Raised Bungalow	Bungalow	Two Storey
Living Area	1359 SF	816 SF	1410 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Stucco, Vinyl	Brick & Siding
Fireplace(s)	Stone		Other - See remarks
Fireplace Fuel	Gas		Electric
Flooring	Laminate, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Completely		
Features	Air Conditioning-Central, Central Exhaust, Engineered Floor Joist,	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached, EV Charging Station, Front Drive Access,	Single Detached, Front Drive Access	Single Attached, Insulated, Paved Driveway
Lot Shape	Normal	Normal	
Frontage	51 SF	50 SF	25 SF
Depth	151 SF	0 SF	0 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Landscaped patio, No Back Lane, Shopping Nearby,	Fenced, Golf Nearby, Lake View, Landscaped deck, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,137.33/2024	\$3,294.88/ 24	\$3,814.16/ 24
List Price	\$499,800	\$339,900	\$419,900
List Price/SF	\$367.77	\$416.54	\$297.80
Sold Price	\$517,468	\$431,177	\$435,000
Sold Price/SF	\$380.77	\$528.40	\$308.51
Sell/List Ratio	103.5%	126.9%	103.6%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202502335	202501254	202502165
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	43 Almond Bay	77 Canberra Road	388 Westmount Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1958	OL /	OL / 1961
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	967 SF	1065 SF	1185 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Brick, Stucco, Wood Siding	Brick, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring		
Features	Air Conditioning-Central, Deck, Main floor full bathroom, Sump	Air Conditioning-Central, Exterior walls, 2x6", Hood Fan, No	
Gds Included	Blinds, Dryer, Fridges - Two, Storage Shed, Stove, TV Wall	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,
Parking	Front Drive Access, Parking Pad	Double Detached	Double Detached
Lot Shape			
Frontage	50 SF	50 SF	
Depth	100 SF	115 SF	
Site Influence	Fenced, No Back Lane, Park/reserve, Paved Street,	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Fenced, Back Lane, Paved Street, Private Yard, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,379.32/2024	\$3,205.67/ 24	\$3,976.84/ 24
List Price	\$349,900	\$289,900	\$419,900
List Price/SF	\$361.84	\$272.21	\$354.35
Sold Price	\$372,000	\$360,000	\$447,000
Sold Price/SF	\$384.69	\$338.03	\$377.22
Sell/List Ratio	106.3%	124.2%	106.5%
DOM	9	8	7



Status	Sold	Sold	Sold
MLS® #	202502079	202502093	202501937
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	54 Penticton Bay	10 Peterboro Bay	16 Canberra Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1962	OL / 1963	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1053 SF	1255 SF	1082 SF
Fin Basement	97.83 M2/1,053 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: Y	FB: 1 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Wood Siding	Brick, Stucco, Vinyl	Stucco
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom	Bathroom, Furnace, Kitchen, Other r	Basement, Bathroom, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Closet Organizers, No Pet Home, No
Gds Included	Dishwasher, Dryer, Refrigerator, See remarks, Storage Shed,	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Double Detached	Double Detached	Front Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	55 SF	60 SF	30 SF
Depth	105 SF	105 SF	110 SF
Site Influence	Fenced, Vegetable Garden, Golf Nearby, Landscape, No Back	Fenced, Golf Nearby, Landscape, Landscaped patio,	Fenced, Landscaped deck, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,845.62/ 24	\$4,345.00/ 24	\$2,941.57/ 24
List Price	\$349,900	\$399,900	\$299,900
List Price/SF	\$332.29	\$318.65	\$277.17
Sold Price	\$395,000	\$467,000	\$350,000
Sold Price/SF	\$375.12	\$372.11	\$323.48
Sell/List Ratio	112.9%	116.8%	116.7%
DOM	8	11	13



Status	Sold	Sold	Sold
MLS® #	202501771	202501615	202428137
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	46 Cascade Bay	8 Lochmoor Avenue	85 Hansford Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1959	OL / 1955	OL / 1965
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1047 SF	1990 SF	1028 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	None, Slab	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)		Brick Facing, Other - See remarks	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Wood	Laminate, Tile, Vinyl	Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Tar & Gravel	Shingle
Remodelled		Bathroom, Flooring, Other remarks, '	
Features	Air Conditioning-Central	Hood Fan, Laundry - Main Floor, No Pet Home, No Smoking	
Gds Included	Dishwasher, Dryer, Garage door opener, Stove, Washer, Window	Alarm system, Dishwasher, Dryer, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Double Detached, Front Drive Access	Single Detached, Front Drive Access	Double Detached
Lot Shape	Normal	Normal	
Frontage	60 SF	75 SF	0 SF
Depth	104 SF	130 SF	0 SF
Site Influence	Landscaped patio	Paved Street, Playground Nearby, Private Yard, Shopping	Shopping Nearby
Heating	Forced Air	Baseboard, Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,939.90/2024	\$4,161.00/ 24	\$3,744.48/2024
List Price	\$339,900	\$344,500	\$349,900
List Price/SF	\$324.64	\$173.12	\$340.37
Sold Price	\$403,000	\$360,000	\$410,000
Sold Price/SF	\$384.91	\$180.90	\$398.83
Sell/List Ratio	118.6%	104.5%	117.2%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202500908	202500776	202500905
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	11 Maplehurst Road	17 Durham Bay	327 Dussault Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1961	OL / 1960	OL / 1962
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	970 SF	1288 SF	1120 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Vinyl	Brick & Siding, Stucco, Wood Siding	Brick, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl Plank	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, See remarks, Vir
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Garage, Kitcher	Furnace, Kitchen, Other remarks, Rc	Kitchen, Other remarks, Roof Coveri
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, Closet Organizers,	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Ceiling Fan, Hood Fan, Main floor full
Gds Included	Bar Fridge, Dishwasher, Dryer, Garage door opener remote(s),	Alarm system, Blinds, Dryer, Fridges - Two, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Single Detached, Garage door opener, Heated, Insulated,	Double Detached, Garage door opener	Double Detached
Lot Shape	Normal		Normal
Frontage	54 SF	0 SF	56 SF
Depth	105 SF	0 SF	100 SF
Site Influence	Fenced, Landscaped patio, No Through Road, Playground	Fenced, Vegetable Garden, Landscape, No Back Lane,	Fenced, Landscaped patio, No Back Lane, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,761.21/2024	\$4,263.78/2024	\$4,032.85/2024
List Price	\$379,900	\$339,900	\$364,900
List Price/SF	\$391.65	\$263.90	\$325.80
Sold Price	\$440,000	\$395,000	\$385,000
Sold Price/SF	\$453.61	\$306.68	\$343.75
Sell/List Ratio	115.8%	116.2%	105.5%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202500820	202500793	202500630
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Waterside Estates
Address	116 Howden Road	900 Dugas Street	19 Seaside Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1972	OL / 1914	/ 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and Three Quarters	Two Storey
Living Area	870 SF	784 SF	1618 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco, Vinyl	Stucco	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank, Wood	Vinyl, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	See remarks	Shingle	Shingle
Remodelled	Bathroom, Flooring	Furnace, Windows	
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Deck, Main floor full bathroom, No Pet Home, No Smoking	Air Conditioning-Central, Deck, Hood Fan, Laundry - Second
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, TV Wall Mount, Washer	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Single Detached	Front Drive Access	Double Attached
Lot Shape		Normal	
Frontage	51 SF	49 SF	0 SF
Depth	110 SF	108 SF	0 SF
Site Influence	Fenced, Landscaped patio	Fenced, Golf Nearby, Landscaped deck, Paved Street,	Fenced, Landscape, Landscaped deck, No Back Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,777.77/ 24	\$2,424.34/ 24	\$4,881.06/2024
List Price	\$379,900	\$199,900	\$549,900
List Price/SF	\$436.67	\$254.97	\$339.86
Sold Price	\$373,000	\$215,000	\$556,000
Sold Price/SF	\$428.74	\$274.23	\$343.63
Sell/List Ratio	98.2%	107.6%	101.1%
DOM	15	7	2



Status	Sold	Sold	Sold
MLS® #	202500671	202500219	202500354
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	1 Halliday Bay	436 Westmount Drive	1 Echo Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	OL / 1963	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Bungalow
Living Area	1083 SF	1482 SF	913 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Concrete	Wood Frame	Wood Frame
Exterior	Brick, Vinyl	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen, Windows	
Features		Air Conditioning-Central, Deck, Hood Fan, No Pet Home	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	Double Detached	Double Detached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage		55 SF	70 SF
Depth		115 SF	100 SF
Site Influence	Corner, Fenced, Low maintenance landscaped,	Fenced, Back Lane, Landscaped deck, Private Yard, Shopping	Corner, Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,722.86/ 24	\$3,867.00/ 24	\$4,215.43/ 24
List Price	\$379,999	\$419,900	\$359,900
List Price/SF	\$350.88	\$283.33	\$394.19
Sold Price	\$370,000	\$405,000	\$428,500
Sold Price/SF	\$341.64	\$273.28	\$469.33
Sell/List Ratio	97.4%	96.5%	119.1%
DOM	22	0	8



Status	Sold	Sold	Sold
MLS® #	202500396	202428389	202428015
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	966 Dugas Street	62 Westmount Bay	31 Covent Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1955	OL / 1962	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	706 SF	1050 SF	1049 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Partial	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Stucco	Brick, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	See remarks, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Vinyl
Foundation	Block, Concrete	Concrete	Concrete
Roof	Metal	Shingle	Shingle
Remodelled	Exterior, Flooring, Furnace, Other re	Bathroom, Flooring	
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Main floor full bathroom, No Smoking	Main floor full bathroom, Vacuum roughed-in
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	
Parking	Double Detached, Garage door opener, Heated, Insulated, 240	Single Detached, Garage door opener, Heated, Insulated, Paved	Single Detached
Lot Shape			Normal
Frontage	41 SF	55 SF	60 SF
Depth	108 SF	116 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscaped deck, Paved	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,	Fenced, Paved Lane, No Back Lane, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,697.13/2024	\$4,085.49/ 24	\$3,836.11/ 24
List Price	\$269,900	\$359,900	\$349,900
List Price/SF	\$382.29	\$342.76	\$333.56
Sold Price	\$260,000	\$415,007	\$357,000
Sold Price/SF	\$368.27	\$395.24	\$340.32
Sell/List Ratio	96.3%	115.3%	102.0%
DOM	7	9	3



Status	Sold	Sold	Sold
MLS® #	202427918	202425625	202510057
Area/Neighbr	2G/Windsor Park	2G/Windsor Park	2G/Windsor Park
Address	31 Heather Road	13 Bentwood Bay	27 Bibeau Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1959	OL / 1958	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1109 SF	1052 SF	1285 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Stucco, Vinyl	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows		Flooring
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Bar wet	
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Freezer, Refrigerator, Stove, Window Coverings	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Double Detached, Front Drive Access	Paved Driveway	Single Detached
Lot Shape	Normal		
Frontage		0 SF	
Depth		0 SF	
Site Influence	Playground Nearby, Private Yard, Shopping Nearby	No Back Lane, Shopping Nearby, Public Transportation	Paved Street, Private Yard
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,877.26/2024	\$3,649.16/ 24	\$4,122.24/2024
List Price	\$349,900	\$369,900	\$369,900
List Price/SF	\$315.51	\$351.62	\$287.86
Sold Price	\$403,033	\$350,000	\$385,000
Sold Price/SF	\$363.42	\$332.70	\$299.61
Sell/List Ratio	115.2%	94.6%	104.1%
DOM	6	69	0



Status	Sold	Sold	Sold
MLS® #	202513975	202513444	202513728
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	34 Rockcliffe Road	34 Manbrough Place	29 Cormorant Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1973	/ 1976	OL / 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1176 SF	1271 SF	1950 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 5 TBD: 6
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 1 HB: 2 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick, Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Stone	Brick Facing, Free-standing	
Fireplace Fuel	Gas	Electric, Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Furnace, Kitchen, Roof Co'	Other remarks
Features	Air Conditioning-Central, Microwave built in	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	High-Efficiency Furnace, No Pet Home, No Smoking Home,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Front Drive Access	Double Attached	Single Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	Normal
Frontage	60 SF	0 SF	
Depth	110 SF	0 SF	
Site Influence	Fenced, Landscape	Fenced, Landscaped deck	Fenced, Flat Site, Landscaped deck, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,294.26/2025	\$5,710.40/2025	\$4,311.90/ 25
List Price	\$439,900	\$499,900	\$449,900
List Price/SF	\$374.06	\$393.31	\$230.72
Sold Price	\$440,000	\$576,000	\$485,000
Sold Price/SF	\$374.15	\$453.19	\$248.72
Sell/List Ratio	100.0%	115.2%	107.8%
DOM	6	7	7



Status	Sold	Sold	Sold
MLS® #	202513302	202513005	202510010
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	143 Driftwood Bay	190 Bluewater Crescent	53 Lake Lawn Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1972	/ 1974
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1486 SF	850 SF	1530 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	139.35 M2/1,500 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Brick, Vinyl	Brick, Stucco
Fireplace(s)		Other - See remarks	Brick Facing, Heatilator/Fan
Fireplace Fuel		Gas	Gas
Flooring	Laminate, Tile	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Kitchen, Other remarks, \
Features		Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Garburator, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, See
Parking	Single Detached	Single Detached	Front Drive Access, Parking Pad, Paved Driveway
Lot Shape			Normal
Frontage	0 SF	60 SF	
Depth	0 SF	110 SF	
Site Influence	Corner	Golf Nearby, No Back Lane, Playground Nearby, Private Yard,	Fenced, Golf Nearby, Landscaped patio, Park/reserve,
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	\$4,710.13/2024	\$3,391.54/2024	\$4,621.72/2024
List Price	\$445,000	\$329,900	\$449,000
List Price/SF	\$299.46	\$388.12	\$293.46
Sold Price	\$430,000	\$350,250	\$450,000
Sold Price/SF	\$289.37	\$412.06	\$294.12
Sell/List Ratio	96.6%	106.2%	100.2%
DOM	8	9	8



Status	Sold	Sold	Sold
MLS® #	202509807	202509754	202509407
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	121 Weatherstone Place	106 Cliffwood Drive	15 Lake Park Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	/ 1981	/ 1973
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Bungalow
Living Area	1044 SF	1930 SF	1322 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Stone, Stucco
Fireplace(s)		Brick Facing	Brick Facing
Fireplace Fuel		Wood	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Flooring, Furnac	Roof Coverings	Windows
Features	Air Conditioning-Central, Deck, Garburator, High-Efficiency	Air Conditioning-Central, Deck, Microwave built in	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Front Drive Access, Parking Pad, Plug-In	Double Attached	Double Attached
Lot Shape		Normal	Normal
Frontage	0 SF	56 SF	62 SF
Depth	0 SF	110 SF	110 SF
Site Influence	Fenced, No Back Lane, Park/reserve, Paved Street,	Landscaped deck	Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,316.50/ 24	\$4,870.55/2024	\$4,746.27/2024
List Price	\$369,900	\$549,900	\$469,901
List Price/SF	\$354.31	\$284.92	\$355.45
Sold Price	\$364,000	\$575,000	\$508,900
Sold Price/SF	\$348.66	\$297.93	\$384.95
Sell/List Ratio	98.4%	104.6%	108.3%
DOM	6	7	7



Status	Sold	Sold	Sold
MLS® #	202509375	202509300	202506995
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	1 Manring Cove	166 Edgemont Drive	196 Newcombe Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1986	/ 1976	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2057 SF	1802 SF	2823 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 4 TBD: 6
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 4 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Other-Remarks, Stone, Stucco	Brick, Stucco, Wood Siding
Fireplace(s)	Stone	Brick Facing	Brick Facing
Fireplace Fuel	Wood	Gas	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen, Roof Coverings	Furnace, Kitchen, Other remarks, Wi	Bathroom, Flooring, Kitchen, Roof C
Features	Air Conditioning-Central, High-Efficiency Furnace, Hot	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Balcony - One, Bar wet, Deck, Laundry -
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Freezer, Fridges -
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape	Reverse Pie		Pie Shaped
Frontage	70 SF	60 SF	0 SF
Depth	108 SF	105 SF	0 SF
Site Influence	Fenced, Landscaped deck	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck,	Cul-De-Sac, Fenced, Golf Nearby, Landscape, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,893.26/2024	\$4,898.35/2024	\$8,200.21/2024
List Price	\$649,900	\$549,900	\$899,900
List Price/SF	\$315.95	\$305.16	\$318.77
Sold Price	\$655,000	\$540,000	\$922,500
Sold Price/SF	\$318.42	\$299.67	\$326.78
Sell/List Ratio	100.8%	98.2%	102.5%
DOM	9	11	8



Status	Sold	Sold	Sold
MLS® #	202508894	202508648	202507772
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	36 Lake Lawn Drive	11 Marina Place	122 Edgemont Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1976	OL / 1975	OL / 1976
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1619 SF	1731 SF	1820 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full, See remarks	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Stucco, Vinyl
Fireplace(s)	Glass Door, Stone	Brick Facing, Stone	Brick Facing
Fireplace Fuel	Gas	Gas, Wood	Gas
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Insula		Flooring, Kitchen, Roof Coverings
Features	Air Conditioning-Central, Cook Top, Deck, Garburator,		Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Stove, Washer, Window	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached, Front Drive Access, Garage door opener, Irregular
Lot Shape	Normal		
Frontage	72 SF	63 SF	0 SF
Depth	177 SF		0 SF
Site Influence	Fenced, Lakefront, Lake View, Landscaped deck, Park/reserve	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby,	Fenced, Vegetable Garden, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,860.09/2024	\$4,967.83/ 24	\$5,131.12/2024
List Price	\$649,900	\$479,900	\$499,900
List Price/SF	\$401.42	\$277.24	\$274.67
Sold Price	\$665,000	\$551,000	\$560,000
Sold Price/SF	\$410.75	\$318.31	\$307.69
Sell/List Ratio	102.3%	114.8%	112.0%
DOM	8	6	7



Status	Sold	Sold	Sold
MLS® #	202508335	202507755	202507764
Area/Neighbr	2H/Southdale	2H/Niakwa Place	2H/Southdale
Address	66 Willow Point Road	46 Pine Bluff Road	24 McGurran Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1968	/ 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1094 SF	1545 SF	2218 SF
Fin Basement	0.00 M2/0 SF	46.45 M2/500 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco, Wood Siding	Brick & Siding, Stucco
Fireplace(s)	Stone		Brick Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Other r	Kitchen	
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Alarm system, Bar Fridge, Blinds, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached, Front Drive Access, Paved Driveway	Single Attached	Double Attached
Lot Shape		Normal	
Frontage	56 SF	0 SF	
Depth	110 SF	0 SF	
Site Influence	Golf Nearby, Landscape, Paved Street, Playground Nearby,	Fenced, Golf Nearby, Playground Nearby, Shopping Nearby, Public	Cul-De-Sac, Fenced, Landscape, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,184.52/2024	\$4,275.87/2024	\$5,418.72/2024
List Price	\$469,900	\$429,900	\$549,900
List Price/SF	\$429.52	\$278.25	\$247.93
Sold Price	\$470,000	\$525,000	\$550,000
Sold Price/SF	\$429.62	\$339.81	\$247.97
Sell/List Ratio	100.0%	122.1%	100.0%
DOM	11	9	1



Status	Sold	Sold	Sold
MLS® #	202502696	202506992	202506860
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	34 Bluewater Crescent	187 Bluewater Crescent	23 Bromton Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1971	OL / 1971	/ 1974
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	754 SF	754 SF	844 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Brick, Stucco	Vinyl
Fireplace(s)			Free-standing
Fireplace Fuel			Electric
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace	Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Ceiling Fan, High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, Deck, High-Efficiency Furnace
Gds Included		Dryer, Refrigerator, Storage Shed, Stove	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Front Drive Access, Parking Pad	Front Drive Access	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	25 SF	25 SF	52 SF
Depth	120 SF	140 SF	110 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Playground	Fenced, Golf Nearby, No Back Lane, Park/reserve, Paved	Fenced, Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,840.43/ 24	\$2,774.04/2025	\$4,035.00/2024
List Price	\$199,900	\$224,900	\$389,900
List Price/SF	\$265.12	\$298.28	\$461.97
Sold Price	\$200,000	\$231,500	\$385,000
Sold Price/SF	\$265.25	\$307.03	\$456.16
Sell/List Ratio	100.1%	102.9%	98.7%
DOM	7	7	6



Status	Sold	Sold	Sold
MLS® #	202505732	202506334	202505471
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	7 Manring Cove	38 Tamarac Bay	43 Brookhaven Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	OL / 1971	/ 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2179 SF	1232 SF	1232 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: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Insert		Brick Facing
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings		Garage, Other remarks
Features		Main floor full bathroom, Security Window Bars, Wall unit built-in	Air Conditioning-Central, Bar dry, Hood Fan, Main floor full
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Blinds, Dryer, Freezer, Refrigerator, Stove, Washer	Bar Fridge, Dishwasher, Dryer, Garage door opener remote(s),
Parking	Double Attached	Double Attached	Double Detached, Front Drive Access, Garage door opener, Normal
Lot Shape	Normal		
Frontage	0 SF	62 SF	59 SF
Depth	0 SF	113 SF	110 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby	Golf Nearby, Playground Nearby, Shopping Nearby, Public	Fenced, Golf Nearby, Landscaped patio, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,674.55/2024	\$4,646.85/ 24	\$4,451.78/ 24
List Price	\$499,900	\$419,900	\$399,999
List Price/SF	\$229.42	\$340.83	\$324.67
Sold Price	\$600,000	\$461,000	\$460,000
Sold Price/SF	\$275.36	\$374.19	\$373.38
Sell/List Ratio	120.0%	109.8%	115.0%
DOM	8	9	3



Status	Sold	Sold	Sold
MLS® #	202505372	202502559	202504526
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Niakwa Place
Address	15 Edgewater Drive	10 Orchard Lane	7 Bellington Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1972	OL / 1973	OL / 1997
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-Multi Level	Two Storey
Living Area	1906 SF	1790 SF	2880 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Wood Siding	Brick & Siding, Stucco
Fireplace(s)	Brick Facing	Insert, Stone	Glass Door
Fireplace Fuel	Electric	Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Laminate, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Exterior, Other remarks, F	Electrical, Flooring, Kitchen, Other re	Other remarks
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Garburator, High-Efficiency	Air Conditioning-Central, Bar wet, Cook Top, Deck, High-Efficiency
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Freezer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Detached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	49 SF	52 SF	64 SF
Depth		116 SF	128 SF
Site Influence	Lakefront, Lake View, Landscaped deck, Playground	Fenced, Golf Nearby, Paved Lane, Playground Nearby,	Cul-De-Sac, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,948.06/ 24	\$4,486.54/2024	\$8,003.99/2024
List Price	\$584,900	\$455,000	\$799,888
List Price/SF	\$306.87	\$254.19	\$277.74
Sold Price	\$577,500	\$510,000	\$745,000
Sold Price/SF	\$302.99	\$284.92	\$258.68
Sell/List Ratio	98.7%	112.1%	93.1%
DOM	22	11	75



Status	Sold	Sold	Sold
MLS® #	202504021	202503273	202502485
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	228 Cliffwood Drive	59 Tahoe Bay	267 Southbridge Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1979	OL / 1969	OL / 2001
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-4 Level	Bungalow
Living Area	2300 SF	1905 SF	1988 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete
Exterior	Brick & Siding, Stucco	Stone, Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Brick Facing		Insert, Tile Facing
Fireplace Fuel	Wood		Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Vinyl Plank	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings, Windows	Bathroom, Flooring, Roof Coverings,	Flooring, Furnace
Features	Air Conditioning-Central, Laundry - Main Floor, Sunroom, Wall unit	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Ceiling Fan, Central Exhaust, Deck,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached, Front Drive Access	Double Attached	Double Attached, Insulated garage door, Insulated
Lot Shape	Pie Shaped	Pie Shaped	
Frontage	0 SF	0 SF	56 SF
Depth	0 SF	0 SF	112 SF
Site Influence	Cul-De-Sac, Fenced, Landscape, Park/reserve, Playground	Fenced, Vegetable Garden, Golf Nearby, Paved Street,	Fenced, Golf Nearby, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,757.11/2024	\$4,515.46/ 24	\$6,109.84/ 24
List Price	\$629,900	\$449,900	\$634,900
List Price/SF	\$273.87	\$236.17	\$319.37
Sold Price	\$737,228	\$546,700	\$800,000
Sold Price/SF	\$320.53	\$286.98	\$402.41
Sell/List Ratio	117.0%	121.5%	126.0%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202503067	202502992	202502651
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	26 Weatherstone Place	1 Aspen Cove	6 Cherwell Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1970	OL / 1973	OL / 1972
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Bungalow
Living Area	1044 SF	975 SF	1000 SF
Fin Basement		0.00 M2/0 SF	83.61 M2/900 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen	Furnace, Kitchen, Roof Coverings, V	
Features	Deck, High-Efficiency Furnace, Microwave built in, No Smoking	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Parking Pad	Single Attached	Double Detached
Lot Shape		Normal	
Frontage	20 SF	66 SF	0 SF
Depth		125 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscaped deck, Paved	Cul-De-Sac, Fenced, Vegetable Garden, Golf Nearby,	Fenced, Flat Site, Golf Nearby, Landscaped deck, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	None
Water	Municipal/Community	Cooperative Well	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,889.22/ 24	\$4,386.80/2024	\$3,793.07/2024
List Price	\$289,900	\$449,900	\$299,900
List Price/SF	\$277.68	\$461.44	\$299.90
Sold Price	\$335,000	\$465,000	\$350,000
Sold Price/SF	\$320.88	\$476.92	\$350.00
Sell/List Ratio	115.6%	103.4%	116.7%
DOM	8	8	9



Status	Sold	Sold	Sold
MLS® #	202502747	202502577	202501900
Area/Neighbr	2H/Niakwa Place	2H/Southdale	2H/Southdale
Address	59 Clarendon Road	31 Bursill Road	26 Meadowbrook Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	OL / 1989	OL / 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Two Storey	Bungalow
Living Area	1160 SF	2181 SF	1613 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full, Partial
Construction	Wood Frame	Concrete	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco, Wood Siding	Brick, Other-Remarks, Stucco
Fireplace(s)		Brick Facing	Stone
Fireplace Fuel		Gas, See remarks	Wood
Flooring	Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Completely	Other remarks	Completely, Electrical, Exterior, Insu
Features	Air Conditioning-Central, Hood Fan, Patio	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, Deck
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Double Attached	Single Attached
Lot Shape		Normal	Normal
Frontage	56 SF	59 SF	57 SF
Depth	110 SF	0 SF	110 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio	Fenced, Flat Site, Golf Nearby, Low maintenance landscaped,	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,228.78/2024	\$5,800.12/ 24	\$4,169.34/2024
List Price	\$399,900	\$569,900	\$579,999
List Price/SF	\$344.74	\$261.30	\$359.58
Sold Price	\$462,000	\$667,000	\$600,000
Sold Price/SF	\$398.28	\$305.82	\$371.98
Sell/List Ratio	115.5%	117.0%	103.4%
DOM	7	8	10



Status	Sold	Sold	Sold
MLS® #	202501378	202501111	202500772
Area/Neighbr	2H/Southdale	2H/Southdale	2H/Southdale
Address	175 Bluewater Crescent	66 Willow Point Road	3 Park Grove Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1971	OL / 1976
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	754 SF	1094 SF	1204 SF
Fin Basement	69.68 M2/750 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete and steel, Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Brick & Siding, Stucco
Fireplace(s)		Stone	Tile Facing
Fireplace Fuel		Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings, V		Bathroom
Features	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, Hood Fan, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Freezer, Microwave, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Front Drive Access	Single Attached, Front Drive Access, Plug-In, Paved Driveway	Paved Driveway
Lot Shape	Normal	Normal	
Frontage	27 SF	56 SF	59 SF
Depth	139 SF	110 SF	
Site Influence	Fenced, Park/reserve, Playground Nearby, Shopping	Golf Nearby, Landscape, Park/reserve, Paved Street,	Corner, Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,898.59/2024	\$4,382.08/ 24	\$4,120.50/2024
List Price	\$269,900	\$350,000	\$399,900
List Price/SF	\$357.96	\$319.93	\$332.14
Sold Price	\$290,000	\$315,000	\$475,000
Sold Price/SF	\$384.62	\$287.93	\$394.52
Sell/List Ratio	107.4%	90.0%	118.8%
DOM	6	8	7



Status	Sold	Sold	Sold
MLS® #	202500730	202505686	202513287
Area/Neighbr	2H/Southdale	2J/Island Lakes	2J/Island Lakes
Address	3 Mount Laurel Crescent	82 Leger Crescent	83 Gull Wing Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1999	OL / 1987	OL / 1993
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey Split	Two Storey
Living Area	1745 SF	1614 SF	2024 SF
Fin Basement		0.00 M2/0 SF	65.03 M2/700 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Metal, Other-Remarks, Stucco	Brick, Stucco
Fireplace(s)	Tile Facing		Brick Facing
Fireplace Fuel	Gas		Gas
Flooring	Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace	Basement, Bathroom, Kitchen	Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, See	Bar Fridge, Blinds, Dishwasher, Dryer, Microwave, Refrigerator,	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener
Lot Shape		Normal	
Frontage	54 SF	50 SF	0 SF
Depth	137 SF	100 SF	0 SF
Site Influence	Corner, Fenced, Landscape, Playground Nearby, Public	Fenced, Fruit Trees/Shrubs, Landscape, No Back Lane,	Park/reserve, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,295.13/2024	\$5,460.95/2025	\$5,624.25/ 24
List Price	\$529,000	\$599,900	\$579,900
List Price/SF	\$303.15	\$371.69	\$286.51
Sold Price	\$540,000	\$665,082	\$579,900
Sold Price/SF	\$309.46	\$412.07	\$286.51
Sell/List Ratio	102.1%	110.9%	100.0%
DOM	1	8	7



Status	Sold	Sold	Sold
MLS® #	202512903	202511651	202511421
Area/Neighbr	2J/Island Lakes	2J/Island Lakes	2J/Island Lakes
Address	102 Tidal Cove	35 Pauline Boutal Crescent	35 Treasure Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1998	OL / 2000
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Cab-Over	Cab-Over
Living Area	1068 SF	1634 SF	1653 SF
Fin Basement	0.00 M2/0 SF	83.33 M2/897 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Crawl space, Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)		Glass Door	Tile Facing
Fireplace Fuel		Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Tile, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Windows		Basement, Bathroom, Kitchen
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Deck, Hood Fan, Jetted Tub, Main floor	Air Conditioning-Central, Central Exhaust, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached	Double Attached	Double Attached, Insulated
Lot Shape		Pie Shaped	
Frontage	50 SF	0 SF	31 SF
Depth	157 SF	0 SF	202 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Fenced, Playground Nearby, Private Yard, Shopping Nearby	Landscaped deck, Playground Nearby, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,357.22/ 24	\$5,477.40/2024	\$5,794.56/ 24
List Price	\$434,900	\$549,900	\$574,900
List Price/SF	\$407.21	\$336.54	\$347.79
Sold Price	\$525,000	\$545,000	\$640,000
Sold Price/SF	\$491.57	\$333.54	\$387.17
Sell/List Ratio	120.7%	99.1%	111.3%
DOM	8	7	5



Status	Sold	Sold	Sold
MLS® #	202511342	202510963	202510119
Area/Neighbr	2J/Island Lakes	2J/Royalwood	2J/Island Lakes
Address	116 Wayfarer's Haven	140 Bridgetown Drive	86 Sabourin Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	OL / 2006	OL / 2007
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Cab-Over	Two Storey
Living Area	2070 SF	1674 SF	1985 SF
Fin Basement	106.56 M2/1,147 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)	Tile Facing	Double-sided, Stone	Tile Facing
Fireplace Fuel	Electric, Gas	Electric, Gas	Gas
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Roof C	Bathroom, Roof Coverings	Basement, Other remarks, Roof Cov
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Hood Fan,	Air Conditioning-Central, Bar wet, Closet Organizers, Deck, Heat	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood
Gds Included	Bar Fridge, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwashers - Two, Dryer, Fridges - Two,
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Irregular
Frontage	0 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Lakefront, Lake View, Lake Access Property, Paved	Fenced, Landscaped deck, Paved Street, Playground	Cul-De-Sac, Fenced, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,369.45/2024	\$6,240.47/2024	\$5,888.21/2024
List Price	\$769,000	\$599,900	\$674,900
List Price/SF	\$371.50	\$358.36	\$340.00
Sold Price	\$825,000	\$681,000	\$665,000
Sold Price/SF	\$398.55	\$406.81	\$335.01
Sell/List Ratio	107.3%	113.5%	98.5%
DOM	10	8	8



Status	Sold	Sold	Sold
MLS® #	202510450	202509992	202509795
Area/Neighbr	2J/Bonavista	2J/Royalwood	2J/Bonavista
Address	28 Crimson Way	37 Breland Bay	269 Bonaventure Drive W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	/ 2002	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1366 SF	1880 SF	1833 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco, Wood Siding	Stucco	Composite, Stone, Stucco
Fireplace(s)	Tile Facing	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Vinyl Plank
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwashers - Two, Dryer, Fridges - Two, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Detached, Garage door opener	Double Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Normal		
Frontage	30 SF	57 SF	41 SF
Depth	0 SF	0 SF	130 SF
Site Influence	Fenced, Low maintenance landscaped, Paved Street,	Fenced, Landscaped patio, No Back Lane, Playground Nearby,	Fenced, Landscaped deck, No Back Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,258.31/ 24	\$7,167.96/ 24	\$5,266.31/ 24
List Price	\$494,900	\$699,900	\$579,900
List Price/SF	\$362.30	\$372.29	\$316.37
Sold Price	\$539,000	\$699,900	\$597,000
Sold Price/SF	\$394.58	\$372.29	\$325.70
Sell/List Ratio	108.9%	100.0%	102.9%
DOM	7	8	8



Status	Sold	Sold	Sold
MLS® #	202508673	202509699	202509672
Area/Neighbr	2J/Royalwood	2J/Royalwood	2J/Island Lakes
Address	28 Demetriooff Drive	2 Edenwood Place	55 McKall Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2007	OL / 2009	OL / 1994
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Bungalow	Bungalow
Living Area	1509 SF	1741 SF	1375 SF
Fin Basement	0.00 M2/0 SF	118.92 M2/1,280 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stone, Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Glass Door, Tile Facing	Glass Door	
Fireplace Fuel	Electric, Gas	Gas	
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, See remarks, Wc
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Other		Kitchen, Other remarks, Windows
Features	Air Conditioning-Central, Ceiling Fan, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Exterior walls, 2x6",
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Pie Shaped	Normal
Frontage	40 SF	41 SF	0 SF
Depth	119 SF	224 SF	0 SF
Site Influence	Fenced, Golf Nearby, Landscaped deck, Playground	Corner, Fenced, Fruit Trees/Shrubs, Vegetable Garden,	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,445.38/ 24	\$7,978.29/2024	\$4,759.35/ 24
List Price	\$639,900	\$749,900	\$499,900
List Price/SF	\$424.06	\$430.73	\$363.56
Sold Price	\$665,000	\$749,900	\$550,000
Sold Price/SF	\$440.69	\$430.73	\$400.00
Sell/List Ratio	103.9%	100.0%	110.0%
DOM	8	7	23



Status	Sold	Sold	Sold
MLS® #	202509606	202508529	202509281
Area/Neighbr	2J/Island Lakes	2J/Royalwood	2J/Island Lakes
Address	15 Frigate Bay	80 Southside Drive	3 Berube Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2005	OL / 2005	OL / 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1219 SF	1654 SF	1460 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)		Tile Facing	Brick Facing
Fireplace Fuel		Gas	Wood
Flooring	Laminate, Vinyl	Laminate, See remarks, Tile	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen, Roof Coverings		Kitchen, Roof Coverings, Windows
Features	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Ceiling Fan, Closet Organizers,
Gds Included	Blinds, Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Reverse Pie	Pie Shaped
Frontage	40 SF	65 SF	47 SF
Depth	144 SF	150 SF	110 SF
Site Influence	Fenced, Low maintenance landscaped, No Back Lane,	Landscape, Paved Street, Playground Nearby, Shopping	Corner, Cul-De-Sac, Fenced, Landscaped patio, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,008.34/ 24	\$5,839.57/ 25	\$4,555.09/ 24
List Price	\$474,900	\$579,000	\$489,900
List Price/SF	\$389.58	\$350.06	\$335.55
Sold Price	\$554,000	\$611,000	\$510,000
Sold Price/SF	\$454.47	\$369.41	\$349.32
Sell/List Ratio	116.7%	105.5%	104.1%
DOM	8	8	9



Status	Sold	Sold	Sold
MLS® #	202509235	202509029	202508642
Area/Neighbr	2J/Bonavista	2J/Island Lakes	2J/Bonavista
Address	39 Ullswater Way	19 Treasure Cove	23 Maligne Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2025	/ 2002	OL / 2021
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Cab-Over	Bungalow
Living Area	1342 SF	1653 SF	1263 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stone, Stucco, Vinyl	Stucco	Stucco
Fireplace(s)		Tile Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Furnace, Roof Coverings	
Features	Heat recovery ventilator, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Central Exhaust, Deck, Exterior walls,	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Microwave	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	No Garage, Parking Pad	Double Attached, Garage door opener, Insulated	Double Attached
Lot Shape			
Frontage	28 SF		
Depth			
Site Influence	Back Lane, Paved Street	Fenced, Landscape, Landscaped deck	Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 25	\$5,325.11/ 24	\$5,180.26/2024
List Price	\$451,250	\$569,900	\$519,900
List Price/SF	\$336.25	\$344.77	\$411.64
Sold Price	\$449,800	\$690,000	\$520,000
Sold Price/SF	\$335.17	\$417.42	\$411.72
Sell/List Ratio	99.7%	121.1%	100.0%
DOM	14	6	8



Status	Sold	Sold	Sold
MLS® #	202508926	202508750	202508407
Area/Neighbr	2J/Royalwood	2J/Bonavista	2J/Island Lakes
Address	43 Yorkwood Drive	693 De La Seigneurie Boulevard	6 Lands End Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2005	OL / 2019	OL / 2004
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2480 SF	1389 SF	1891 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 4 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)	Tile Facing	Other - See remarks	Tile Facing
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Vinyl, Vinyl Plank	Vinyl, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings		
Features	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Detached	Double Attached
Lot Shape	Normal		
Frontage	50 SF	0 SF	39 SF
Depth	118 SF	0 SF	126 SF
Site Influence	Low maintenance landscaped, Not Fenced, No Back Lane,	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Landscaped deck, Landscaped patio, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,407.00/ 24	\$4,454.65/ 24	\$5,622.42/2024
List Price	\$725,000	\$509,900	\$584,900
List Price/SF	\$292.34	\$367.10	\$309.31
Sold Price	\$700,000	\$541,000	\$580,000
Sold Price/SF	\$282.26	\$389.49	\$306.72
Sell/List Ratio	96.6%	106.1%	99.2%
DOM	31	8	6



Status	Sold	Sold	Sold
MLS® #	202508422	202508230	202507874
Area/Neighbr	2J/Island Lakes	2J/Bonavista	2J/Bonavista
Address	144 Henry Dormer Drive	208 Bonaventure Drive E	180 Evelyn Reese Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2002	OL / 2017	OL / 2021
Type	Single Family Detached	Single Family Detached	Townhouse
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1240 SF	2098 SF	1501 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	46.45 M2/500 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Other-Remarks, Stucco	Stucco, Vinyl	Brick, Stucco, Vinyl
Fireplace(s)		Tile Facing	Tile Facing
Fireplace Fuel		Gas	Gas
Flooring	Wall-to-wall carpet, See remarks	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Kitchen, Windows		
Features	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Heat recovery ventilator,	
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Parking Pad
Parking	Double Attached	Double Attached	
Lot Shape			
Frontage	0 SF	42 SF	
Depth	0 SF	109 SF	
Site Influence	Paved Street, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Fruit Trees/Shrubs, Landscaped deck,	Corner
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,461.00/2025	\$5,636.32/2024	\$4,854.32/2024
List Price	\$499,999	\$649,800	\$479,900
List Price/SF	\$403.23	\$309.72	\$319.72
Sold Price	\$560,000	\$660,000	\$495,000
Sold Price/SF	\$451.61	\$314.59	\$329.78
Sell/List Ratio	112.0%	101.6%	103.1%
DOM	6	9	7



Status	Sold	Sold	Sold
MLS® #	202507824	202507660	202507748
Area/Neighbr	2J/Island Lakes	2J/Bonavista	2J/Royalwood
Address	28 Peres Oblats Drive	119 Bonaventure Drive	15 Bedard Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1989	OL / 2017	OL / 1997
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Two Storey	Two Storey
Living Area	1783 SF	2252 SF	1843 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 5 TBD: 5	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Half basement	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)	Stone	Other - See remarks	Tile Facing
Fireplace Fuel	Wood	Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Ceiling Fan, Deck, Hood Fan, Patio,	Air Conditioning-Central	Air Conditioning-Central, Laundry - Main Floor, No Pet Home, No
Gds Included	Dishwasher, Storage Shed	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached
Lot Shape	Pie Shaped		
Frontage	0 SF	0 SF	0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Landscaped deck, Paved Street, Playground Nearby, Shopping	Fenced, Flat Site, No Back Lane, Paved Street, Playground	Fenced, Vegetable Garden, Landscaped patio, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,958.52/2024	\$6,056.33/2024	\$5,044.48/ 24
List Price	\$429,900	\$699,900	\$539,000
List Price/SF	\$241.11	\$310.79	\$292.46
Sold Price	\$473,000	\$700,000	\$575,000
Sold Price/SF	\$265.28	\$310.83	\$311.99
Sell/List Ratio	110.0%	100.0%	106.7%
DOM	15	7	0



Status	Sold	Sold	Sold
MLS® #	202505840	202507580	202507157
Area/Neighbr	2J/Royalwood	2J/Island Lakes	2J/Royalwood
Address	55 Montvale Crescent	250 Charbonneau Crescent	53 Beaudry Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2005	OL / 1986	/ 1998
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1232 SF	1620 SF	1807 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stone, Stucco	Stucco
Fireplace(s)	Insert	Stone	Direct vent, Heatilator/Fan, Stone
Fireplace Fuel	Electric	Wood	Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Other remarks, Roof Cover
Features	Air Conditioning-Central, Bar wet, Deck, Dog run fenced in,	Air Conditioning-Central, Hood Fan, Laundry - Main Floor, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener
Lot Shape		Pie Shaped	
Frontage	42 SF		55 SF
Depth	180 SF	0 SF	118 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, No Back	Cul-De-Sac, Fenced, Landscape, No Back Lane, Park/reserve,	Fenced, Fruit Trees/Shrubs, Golf Nearby, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,072.00/2024	\$5,089.99/ 24	\$6,102.89/2024
List Price	\$549,900	\$399,900	\$674,900
List Price/SF	\$446.35	\$246.85	\$373.49
Sold Price	\$583,500	\$462,000	\$650,000
Sold Price/SF	\$473.62	\$285.19	\$359.71
Sell/List Ratio	106.1%	115.5%	96.3%
DOM	9	10	28



Status	Sold	Sold	Sold
MLS® #	202507219	202507250	202505926
Area/Neighbr	2J/Island Lakes	2J/Royalwood	2J/Bonavista
Address	69 Boisselle Bay	79 Tascona Road	25 Bow Water Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 2017	/ 2018
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1709 SF	1090 SF	1855 SF
Fin Basement	0.00 M2/0 SF	83.61 M2/900 SF	55.74 M2/600 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full, Walkout
Construction	Concrete		Wood Frame
Exterior	Stucco	Stone, Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Brick Facing		Insert
Fireplace Fuel	Wood		Electric, Gas
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, See remarks, Til
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Roof C		
Features	Air Conditioning-Central, Hood Fan	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Engineered Floor Joist, Exterior
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		Normal
Frontage	0 SF	36 SF	42 SF
Depth	0 SF	120 SF	131 SF
Site Influence	Fenced, Landscaped deck, Playground Nearby, Shopping	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped,	Fenced, Fruit Trees/Shrubs, Lakefront, Lake View,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,007.28/2024	\$5,123.69/ 24	\$8,894.64/2024
List Price	\$574,900	\$539,900	\$879,900
List Price/SF	\$336.40	\$495.32	\$474.34
Sold Price	\$651,000	\$578,800	\$879,900
Sold Price/SF	\$380.92	\$531.01	\$474.34
Sell/List Ratio	113.2%	107.2%	100.0%
DOM	7	8	5



Status	Sold	Sold	Sold
MLS® #	202507194	202502787	202507019
Area/Neighbr	2J/Island Lakes	2J/Island Lakes	2J/Bonavista
Address	35 Causeway Bay	43 Arpin Bay	167 CRESTMONT Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2001	OL / 2001	OL / 2022
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Cab-Over	Two Storey
Living Area	1478 SF	1836 SF	1462 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	
Exterior	Composite, Stucco	Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Free-standing	Insert	
Fireplace Fuel	Electric	Gas	
Flooring	Wall-to-wall carpet, Laminate	Tile, Vinyl Plank, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central	Air Conditioning-Central, Closet Organizers, Deck, Engineered
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Alarm system, Blinds, Dishwasher, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Single Attached
Lot Shape	Pie Shaped		
Frontage	0 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	Fenced, Landscape, Landscaped deck, No Back Lane, Shopping	Fenced, Shopping Nearby, Public Transportation	Other/remarks, Playground Nearby, Partially landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,063.77/ 24	\$5,652.25/2024	\$4,457.66/2024
List Price	\$549,900	\$639,900	\$499,900
List Price/SF	\$372.06	\$348.53	\$341.93
Sold Price	\$560,000	\$725,000	\$493,000
Sold Price/SF	\$378.89	\$394.88	\$337.21
Sell/List Ratio	101.8%	113.3%	98.6%
DOM	9	9	15



Status	Sold	Sold	Sold
MLS® #	202506439	202506964	202506303
Area/Neighbr	2J/Island Lakes	2J/Royalwood	2J/Bonavista
Address	14 Beaupre Bay	70 High Ridge Road	75 Crestmont Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1986	OL / 1994	OL / 2020
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Bungalow	Two Storey
Living Area	1105 SF	1462 SF	1682 SF
Fin Basement	0.00 M2/0 SF	78.97 M2/850 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding	Brick, Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)		Brick Facing	
Fireplace Fuel		Gas	
Flooring	Laminate, Tile, Vinyl	Laminate, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen	Bathroom, Flooring, Furnace, Insulat	Basement, Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Attached, Front Drive Access, Paved Driveway	Double Attached, Garage door opener, Insulated, Plug-In	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	0 SF	42 SF	35 SF
Depth	0 SF	118 SF	121 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Landscaped deck, No Back Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,238.07/2024	\$5,116.26/ 24	\$4,988.08/ 24
List Price	\$424,900	\$539,900	\$599,900
List Price/SF	\$384.52	\$369.29	\$356.66
Sold Price	\$460,000	\$520,000	\$605,000
Sold Price/SF	\$416.29	\$355.68	\$359.69
Sell/List Ratio	108.3%	96.3%	100.9%
DOM	7	7	10



Status	Sold	Sold	Sold
MLS® #	202506459	202506292	202506298
Area/Neighbr	2J/Island Lakes	2J/Bonavista	2J/Bonavista
Address	151 Nordstrom Drive	342 Evelyne Reese Boulevard	106 Evelyne Reese Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2007	/ 2025	OL / 2017
Type	Single Family Detached	Townhouse	Townhouse
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1750 SF	1327 SF	1462 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: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Vinyl	Composite, Stone, Stucco
Fireplace(s)	Corner, Tile Facing		Tile Facing
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	High-Efficiency Furnace, Sump Pump	Air Conditioning-Central, Central Exhaust, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener		Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Parking Pad
Parking	Double Attached	Parking Pad	Parking Pad
Lot Shape			Normal
Frontage	0 SF		0 SF
Depth	0 SF		0 SF
Site Influence	Fenced, Landscape, Landscaped deck, Playground Nearby,	Other/remarks, Park/reserve, Playground Nearby, Shopping	Fenced, Flat Site, Back Lane, Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,702.71/ 24	\$0.00/2024	\$4,259.37/2024
List Price	\$579,000	\$415,958	\$469,900
List Price/SF	\$330.86	\$313.46	\$321.41
Sold Price	\$610,000	\$446,315	\$463,000
Sold Price/SF	\$348.57	\$336.33	\$316.69
Sell/List Ratio	105.4%	107.3%	98.5%
DOM	8	10	43



Status	Sold	Sold	Sold
MLS® #	202506174	202506098	202506086
Area/Neighbr	2J/Bonavista	2J/Island Lakes	2J/Island Lakes
Address	70 Nordstrom Drive	82 Quayside Cove	42 Lands End Cove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2007	OL / 1989	/ 2004
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Cab-Over
Living Area	1433 SF	1348 SF	1870 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Brick & Siding, Stucco	Stone, Stucco
Fireplace(s)	Direct vent, Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Windows		
Features	Air Conditioning-Central, Deck, Main floor full bathroom,	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access, Garage door opener	Double Attached
Lot Shape	Normal		
Frontage	50 SF	44 SF	0 SF
Depth	110 SF	110 SF	0 SF
Site Influence	Corner, Fenced, Landscape, Landscaped deck, No Back	Fenced, Low maintenance landscaped, Landscaped deck,	Cul-De-Sac, Fenced, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,021.12/2024	\$4,344.55/2024	\$5,767.02/ 24
List Price	\$539,900	\$399,900	\$559,900
List Price/SF	\$376.76	\$296.66	\$299.41
Sold Price	\$575,000	\$467,500	\$608,000
Sold Price/SF	\$401.26	\$346.81	\$325.13
Sell/List Ratio	106.5%	116.9%	108.6%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202504436	202506002	202505992
Area/Neighbr	2J/Royalwood	2J/Island Lakes	2J/Island Lakes
Address	45 Beaudry Bay	35 Pynoo Place	98 Charbonneau Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1998	OL / 1987	/ 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-3 Level
Living Area	1660 SF	1616 SF	1055 SF
Fin Basement	139.35 M2/1,500 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Brick, Stucco	Brick, Stucco, Wood Siding	Stucco
Fireplace(s)	Direct vent, Tile Facing	Brick Facing	Stone
Fireplace Fuel	Gas	Gas	Wood
Flooring	Wall-to-wall carpet, Tile, Wood	Laminate, Tile, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Other remarks, R		Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Sump Pump
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Washer
Parking	Double Attached, Garage door opener, Insulated garage door	Double Attached, Front Drive Access, Garage door opener,	Single Attached
Lot Shape		Normal	
Frontage	55 SF	46 SF	45 SF
Depth	118 SF	104 SF	139 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck,	Fenced, Fruit Trees/Shrubs, Paved Street, Playground	Fenced, Golf Nearby, Landscape, Playground Nearby, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,726.62/2024	\$4,756.79/2024	\$4,539.14/2024
List Price	\$649,900	\$579,900	\$349,900
List Price/SF	\$391.51	\$358.85	\$331.66
Sold Price	\$640,000	\$579,900	\$380,000
Sold Price/SF	\$385.54	\$358.85	\$360.19
Sell/List Ratio	98.5%	100.0%	108.6%
DOM	6	5	7



Status	Sold	Sold	Sold
MLS® #	202505800	202505384	202505299
Area/Neighbr	2J/Island Lakes	2J/Royalwood	2J/Bonavista
Address	107 Arpin Bay	42 Southside Drive	354 Bonaventure Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2002	OL / 2004	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Raised Bungalow	Two Storey
Living Area	1747 SF	1240 SF	1597 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco	Stone, Stucco
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring	Flooring, Furnace, Roof Coverings	
Features	Air Conditioning-Central, Central Exhaust, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			
Frontage	46 SF	0 SF	40 SF
Depth	110 SF	0 SF	109 SF
Site Influence	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Landscaped deck, Public Transportation	Corner, Fenced, No Back Lane, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,622.64/ 24	\$5,363.81/2024	\$5,026.30/2024
List Price	\$549,900	\$549,900	\$579,000
List Price/SF	\$314.77	\$443.47	\$362.55
Sold Price	\$575,000	\$592,000	\$572,000
Sold Price/SF	\$329.14	\$477.42	\$358.17
Sell/List Ratio	104.6%	107.7%	98.8%
DOM	8	5	27



Status	Sold	Sold	Sold
MLS® #	202505047	202505094	202502767
Area/Neighbr	2J/Island Lakes	2J/Island Lakes	2J/Bonavista
Address	141 Camirant Crescent	2 Waterfront Road	363 Whitehorn Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1994	OL / 1986	UC / 2025
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-3 Level	Two Storey
Living Area	1387 SF	1112 SF	1316 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame		Concrete, Wood Frame
Exterior	Stucco	Stone, Stucco, Vinyl	Vinyl
Fireplace(s)		Stone	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile	Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled	Flooring, Kitchen, Windows		
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, Main floor	Air Conditioning-Central, High-Efficiency Furnace, No Pet	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Garage door opener,	
Parking	Double Attached	Double Attached	Parking Pad
Lot Shape	Normal		
Frontage	44 SF	58 SF	26 SF
Depth	130 SF	103 SF	108 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Park/reserve,	Fenced, Landscaped deck, No Back Lane, Paved Street,	Flat Site, Back Lane, Paved Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,047.20/2024	\$4,655.73/ 24	\$1.00/2025
List Price	\$549,900	\$449,900	\$417,900
List Price/SF	\$396.47	\$404.59	\$317.55
Sold Price	\$614,141	\$525,000	\$422,129
Sold Price/SF	\$442.78	\$472.12	\$320.77
Sell/List Ratio	111.7%	116.7%	101.0%
DOM	7	7	5



Status	Sold	Sold	Sold
MLS® #	202505060	202505041	202504680
Area/Neighbr	2J/Bonavista	2J/Bonavista	2J/Island Lakes
Address	75 Ullswater Way	203 Bonaventure Drive W	73 Boisselle Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2024	OL / 2017	OL / 1987
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1620 SF	1648 SF	1553 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	102.19 M2/1,100 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame		
Exterior	Stone, Stucco	Stucco	Brick & Siding, Other-Remarks, Stuc
Fireplace(s)		Other - See remarks	Insert
Fireplace Fuel		Electric	Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Basement	
Features	Heat recovery ventilator, Sump Pump	Air Conditioning-Central, Deck, Heat recovery ventilator, Hood	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Garage door opener remote(s), Microwave	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,
Parking	Multiple Detached	Double Attached	Double Attached, Other remarks
Lot Shape		Normal	Irregular
Frontage	36 SF	38 SF	56 SF
Depth		0 SF	111 SF
Site Influence	Back Lane	Fenced, Lake View, Landscaped deck, No Back Lane, Paved	Corner, Fenced, Landscape, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 24	\$5,221.24/ 24	\$5,260.08/2024
List Price	\$549,990	\$594,900	\$574,900
List Price/SF	\$339.50	\$360.98	\$370.19
Sold Price	\$535,000	\$590,000	\$605,000
Sold Price/SF	\$330.25	\$358.01	\$389.57
Sell/List Ratio	97.3%	99.2%	105.2%
DOM	10	25	6



Status	Sold	Sold	Sold
MLS® #	202504631	202503669	202504619
Area/Neighbr	2J/Bonavista	2J/Royalwood	2J/Royalwood
Address	176 Evelyne Reese Boulevard	7 Aubin Drive	83 Braswell Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2021	OL / 1997	/ 2002
Type	Townhouse	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1492 SF	2313 SF	1600 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Stucco	Stucco
Fireplace(s)	Tile Facing	Glass Door	
Fireplace Fuel	Gas	Electric	
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Exterior, Flooring, Furnace, Kitchen,	Other remarks
Features	Air Conditioning-Central, Heat recovery ventilator, Sump Pump	Air Conditioning-Central, Garburator, High-Efficiency	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Parking	Single Detached	Double Attached, Front Drive Access, Garage door opener,	Double Attached, Garage door opener, Paved Driveway
Lot Shape		Reverse Pie	
Frontage	0 SF	71 SF	42 SF
Depth	0 SF		118 SF
Site Influence	Fenced, Landscape, Park/reserve, Playground	Fenced, Lake View, Landscaped patio, No Back Lane,	Fenced, Landscaped deck, No Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,437.11/2024	\$6,221.71/2024	\$5,359.69/2024
List Price	\$489,000	\$799,900	\$599,900
List Price/SF	\$327.75	\$345.83	\$374.94
Sold Price	\$485,000	\$785,000	\$595,000
Sold Price/SF	\$325.07	\$339.39	\$371.88
Sell/List Ratio	99.2%	98.1%	99.2%
DOM	62	8	20



Status	Sold	Sold	Sold
MLS® #	202504596	202504402	202503987
Area/Neighbr	2J/Island Lakes	2J/Island Lakes	2J/Bonavista
Address	208 De La Seigneurie Boulevard	28 Arpin Bay	328 Evelyne Reese Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1990	OL / 2002	/ 2024
Type	Single Family Detached	Single Family Detached	Townhouse
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-Multi Level	Two Storey
Living Area	1482 SF	1830 SF	1327 SF
Fin Basement		55.74 M2/600 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Windows	Basement, Furnace, Roof Coverings	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Central Exhaust, Closet Organizers,	High-Efficiency Furnace, No Smoking Home, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	
Parking	Double Attached	Double Attached	Parking Pad
Lot Shape	Normal	Normal	
Frontage	41 SF	40 SF	
Depth	123 SF	110 SF	
Site Influence	Fenced, Fruit Trees/Shrubs, Landscaped deck, No Back	Fenced, Low maintenance landscaped, Landscaped deck,	Other/remarks, Park/reserve, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,284.52/2024	\$4,958.52/2024	\$0.00/2024
List Price	\$519,900	\$599,900	\$409,900
List Price/SF	\$350.81	\$327.81	\$308.89
Sold Price	\$535,500	\$599,900	\$402,500
Sold Price/SF	\$361.34	\$327.81	\$303.32
Sell/List Ratio	103.0%	100.0%	98.2%
DOM	8	11	3



Status	Sold	Sold	Sold
MLS® #	202503475	202502319	202502555
Area/Neighbr	2J/Bonavista	2J/Royalwood	2J/Island Lakes
Address	22 Maligne Way	139 Norcross Crescent	288 De La Seigneurie Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 1995	OL / 1997
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1416 SF	1793 SF	1776 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	69.68 M2/750 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Brick, Stucco	Brick & Siding, Stucco, Vinyl
Exterior	Stucco, Wood Siding	Brick, Stucco	Brick & Siding, Stucco, Vinyl
Fireplace(s)	Tile Facing	Stone	Corner
Fireplace Fuel	Gas	Wood	Gas
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Other remarks	Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Central Exhaust, Exterior walls, 2x6",	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Parking Pad	Double Attached, EV Charging Station, Garage door opener,	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	28 SF		44 SF
Depth	135 SF		109 SF
Site Influence	Park/reserve, Paved Street, Playground Nearby, Shopping	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Landscaped deck, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,299.74/ 24	\$5,493.16/ 24	\$5,099.14/ 24
List Price	\$519,900	\$579,900	\$549,900
List Price/SF	\$367.16	\$323.42	\$309.63
Sold Price	\$510,000	\$574,000	\$615,000
Sold Price/SF	\$360.17	\$320.13	\$346.28
Sell/List Ratio	98.1%	99.0%	111.8%
DOM	3	8	7



Status	Sold	Sold	Sold
MLS® #	202502104	202502046	202501773
Area/Neighbr	2J/Bonavista	2J/Bonavista	2J/Island Lakes
Address	53 Twintree Way	709 De La Seigneurie Boulevard	91 Arpin Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2023	OL / 2020	OL / 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Cab-Over
Living Area	1505 SF	1468 SF	1478 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Vinyl	Composite, Stone, Vinyl	Stucco
Fireplace(s)	Insert		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Central Exhaust, Engineered Floor Joist,	Air Conditioning-Central, Closet Organizers, Engineered Floor	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Detached	Double Attached
Lot Shape			
Frontage	34 SF	0 SF	0 SF
Depth	115 SF	0 SF	0 SF
Site Influence	Not Fenced, No Back Lane, Not Landscaped, Playground Nearby,	Landscape, Other/remarks	Fenced, No Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,241.95/ 24	\$4,839.38/2024	\$5,027.74/ 24
List Price	\$579,900	\$519,900	\$514,900
List Price/SF	\$385.32	\$354.16	\$348.38
Sold Price	\$565,000	\$525,000	\$526,300
Sold Price/SF	\$375.42	\$357.63	\$356.09
Sell/List Ratio	97.4%	101.0%	102.2%
DOM	28	8	8



Status	Sold	Sold	Sold
MLS® #	202501706	202501679	202500626
Area/Neighbr	2J/Royalwood	2J/Bonavista	2J/Royalwood
Address	35 Harbinger Bay	106 Lucerne Place	123 Bridgetown Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	/ 2020	OL / 2007
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Two Storey
Living Area	1791 SF	1662 SF	1951 SF
Fin Basement	65.96 M2/710 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Tile Facing		Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, Hood Fan, In-Law Suite, Laundry	Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Alarm system, Dishwasher, Dryer, Fridges - Two, Microwave,	Dishwasher, Dryer, Fridges - Two, Microwave, Stove, Washer,	
Parking	Double Attached, Paved Driveway	Double Attached, Front Drive Access	Double Attached
Lot Shape	Pie Shaped	Normal	Irregular
Frontage	46 SF	36 SF	
Depth	164 SF	113 SF	
Site Influence	Landscape, Landscaped deck, No Back Lane, Playground	Fenced, Landscaped deck, Landscaped patio, No Back	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,556.95/2024	\$5,218.41/2024	\$5,817.37/ 24
List Price	\$568,900	\$650,000	\$629,800
List Price/SF	\$317.64	\$391.10	\$322.81
Sold Price	\$630,000	\$640,000	\$690,080
Sold Price/SF	\$351.76	\$385.08	\$353.71
Sell/List Ratio	110.7%	98.5%	109.6%
DOM	7	24	10



Status	Sold	Sold	Sold
MLS® #	202501604	202501196	202501037
Area/Neighbr	2J/Bonavista	2J/Bonavista	2J/Royalwood
Address	126 Evelyne Reese Boulevard	270 Evelyne Reese Boulevard	43 Bridgetown Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	/ 2024	OL / 2006
Type	Townhouse	Townhouse	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1501 SF	1327 SF	2488 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Composite, Stone, Stucco	Vinyl	Stone, Stucco
Fireplace(s)	Glass Door		Tile Facing
Fireplace Fuel	Electric		Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Exterior walls, 2x6", Garburator, Heat	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Microwave, Refrigerator, Stove	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Detached, Garage door opener, Oversized	Parking Pad	Double Attached
Lot Shape			
Frontage	20 SF	0 SF	0 SF
Depth	110 SF	0 SF	0 SF
Site Influence	Fenced, Lake View, Paved Lane, Low maintenance landscaped,	Corner	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,336.83/2024	\$0.00/2024	\$7,205.27/2024
List Price	\$487,900	\$437,800	\$749,900
List Price/SF	\$325.05	\$329.92	\$301.41
Sold Price	\$479,888	\$425,000	\$725,000
Sold Price/SF	\$319.71	\$320.27	\$291.40
Sell/List Ratio	98.4%	97.1%	96.7%
DOM	10	37	46



Status	Sold	Sold	Sold
MLS® #	202500202	202500642	202500817
Area/Neighbr	2J/Royalwood	2J/Island Lakes	2J/Bonavista
Address	11 Lardon Court	153 Ebb Tide Drive	240 Bonaventure Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2003	OL / 2005	OL / 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2060 SF	1668 SF	2007 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stucco	Cedar, Stucco
Fireplace(s)	Tile Facing	Brick Facing	Tile Facing
Fireplace Fuel	Gas	Electric, Gas	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Kitchen, Other remarks
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, Microwave	Air Conditioning-Central, High-Efficiency Furnace, Smoke	Accessibility Access, Air Conditioning-Central, Deck,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Garage door opener	Double Attached	Double Attached
Lot Shape			
Frontage	55 SF	0 SF	42 SF
Depth	112 SF	0 SF	110 SF
Site Influence	Cul-De-Sac, Fenced, Landscaped deck, Landscaped	Fenced, Landscape, Playground	Nearby, Private Yard, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,304.15/2024	\$4,999.47/2024	\$5,592.06/2024
List Price	\$699,900	\$589,900	\$649,900
List Price/SF	\$339.76	\$353.66	\$323.82
Sold Price	\$680,000	\$580,000	\$650,000
Sold Price/SF	\$330.10	\$347.72	\$323.87
Sell/List Ratio	97.2%	98.3%	100.0%
DOM	7	22	20



Status	Sold	Sold	Sold
MLS® #	202500648	202500416	202427209
Area/Neighbr	2J/Bonavista	2J/Island Lakes	2J/Bonavista
Address	30 Maligne Way	95 Captains Way	159 Whitehorn Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	/ 2006	UC / 2025
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Cab-Over	Bungalow
Living Area	1381 SF	1516 SF	1420 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Crawl space	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco, Vinyl	Stucco	Composite, Stone
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl F	Laminate
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Flooring, Other remarks,	
Features	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Deck,	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	
Parking	Double Detached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Normal
Frontage	29 SF	40 SF	40 SF
Depth	140 SF	110 SF	115 SF
Site Influence	Fenced, Back Lane, Paved Lane, Other/remarks, Playground	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Flat Site, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,506.56/ 24	\$5,080.93/ 24	\$0.00/2024
List Price	\$528,000	\$499,900	\$589,900
List Price/SF	\$382.33	\$329.75	\$415.42
Sold Price	\$515,000	\$531,154	\$589,900
Sold Price/SF	\$372.92	\$350.37	\$415.42
Sell/List Ratio	97.5%	106.3%	100.0%
DOM	7	8	63



Status	Sold	Sold	Sold
MLS® #	202500089	202427838	202425598
Area/Neighbr	2J/Bonavista	2J/Royalwood	2J/Royalwood
Address	805 De La Seigneurie Boulevard	85 Eastoak Drive	99 Burke Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2021	OL / 2008	/ 2004
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Cab-Over
Living Area	1416 SF	2418 SF	1457 SF
Fin Basement	46.92 M2/505 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone, Stucco, Vinyl	Stucco	Brick, Stucco
Fireplace(s)	Tile Facing	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, Deck, Laundry - Main Floor	Air Conditioning-Central, Deck, Exterior walls, 2x6",
Gds Included	Alarm system, Blinds, Dishwashers - Two, Dryer,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Oversized, Paved Driveway	Double Attached	Double Attached, Front Drive Access, Garage door opener
Lot Shape	Normal		Normal
Frontage	28 SF	55 SF	40 SF
Depth	120 SF	118 SF	180 SF
Site Influence	Fenced, Landscape, Landscaped deck, Landscaped patio	Corner, Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Landscape, Landscaped deck, No Back Lane, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,819.79/ 24	\$7,055.87/ 24	\$5,058.10/ 24
List Price	\$574,900	\$629,800	\$519,900
List Price/SF	\$406.00	\$260.46	\$356.83
Sold Price	\$564,000	\$680,100	\$500,000
Sold Price/SF	\$398.31	\$281.27	\$343.17
Sell/List Ratio	98.1%	108.0%	96.2%
DOM	11	8	46



Status	Sold	Sold	Sold
MLS® #	202422449	202512971	202509449
Area/Neighbr	2J/Bonavista	2K/Sage Creek	2K/Sage Creek
Address	27 Namarik Way	3 Diamond Dust Drive	59 John Pelland Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2024	OL / 2019	/ 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1819 SF	1686 SF	1887 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stone, Stucco	Stone, Stucco, Vinyl
Fireplace(s)			Tile Facing
Fireplace Fuel			Gas
Flooring	See remarks	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled			
Features		Air Conditioning-Central, Deck, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Pie Shaped		Normal
Frontage		48 SF	44 SF
Depth		115 SF	115 SF
Site Influence	Flat Site, Paved Street, Playground Nearby, Shopping	Corner, Fenced, Low maintenance landscaped,	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1.00/2024	\$6,120.63/ 24	\$6,342.41/2024
List Price	\$619,900	\$709,900	\$679,900
List Price/SF	\$340.79	\$421.06	\$360.31
Sold Price	\$615,825	\$709,900	\$711,000
Sold Price/SF	\$338.55	\$421.06	\$376.79
Sell/List Ratio	99.3%	100.0%	104.6%
DOM	16	10	9



Status	Sold	Sold	Sold
MLS® #	202510742	202510497	202510513
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	96 West Plains Drive	35 Moonbeam Way	121 Robert Bockstaal Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 2012	/ 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2496 SF	1765 SF	1621 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)	Insert, Stone	Tile Facing	
Fireplace Fuel	Gas	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached, Insulated garage door, Insulated	Double Detached
Lot Shape	Pie Shaped		
Frontage	42 SF	41 SF	0 SF
Depth		114 SF	0 SF
Site Influence	Cul-De-Sac, Landscape, Landscaped deck, Landscaped	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,578.24/ 24	\$5,336.17/ 24	\$5,327.44/2024
List Price	\$779,900	\$585,000	\$565,000
List Price/SF	\$312.46	\$331.44	\$348.55
Sold Price	\$770,000	\$575,000	\$560,000
Sold Price/SF	\$308.49	\$325.78	\$345.47
Sell/List Ratio	98.7%	98.3%	99.1%
DOM	20	10	18



Status	Sold	Sold	Sold
MLS® #	202510478	202510499	202510053
Area/Neighbr	2K/Southland Park	2K/Sage Creek	2K/Sage Creek
Address	54 Linmar Way	142 Red sky Road	38 Ranville Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2002	OL / 2020	OL / 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Cab-Over
Living Area	1216 SF	2501 SF	1575 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Composite, Stone, Stucco	Stone, Stucco
Fireplace(s)	Tile Facing	Insert	Brick Facing
Fireplace Fuel	Gas	Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Tile, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Main floor full bathroom, Sump	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	40 SF	43 SF	
Depth	110 SF	0 SF	
Site Influence	Fenced, Flat Site, Landscaped deck, Paved Street, Shopping	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, No Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,080.23/ 24	\$7,350.71/2024	\$5,049.24/2024
List Price	\$529,900	\$849,900	\$549,900
List Price/SF	\$435.77	\$339.82	\$349.14
Sold Price	\$529,900	\$835,000	\$621,900
Sold Price/SF	\$435.77	\$333.87	\$394.86
Sell/List Ratio	100.0%	98.2%	113.1%
DOM	8	24	7



Status	Sold	Sold	Sold
MLS® #	202509680	202509174	202509138
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	77 Ranville Road	38 Red Sky Road	300 Sage Creek Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	OL / 2019	OL / 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1360 SF	2149 SF	1800 SF
Fin Basement	102.19 M2/1,100 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)	Free-standing	Other - See remarks	Corner, Glass Door, Stone
Fireplace Fuel	Electric	Electric	Electric, Gas
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Porch,	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Double Attached	Front Drive Access, Garage door opener, Insulated garage door	Double Detached
Lot Shape	Normal		Normal
Frontage	38 SF		35 SF
Depth	109 SF		94 SF
Site Influence	Fenced, Paved Lane, Landscape, Shopping Nearby,	Fenced, Landscaped deck, No Back Lane, Paved Street,	Corner, Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,190.14/2024	\$6,129.39/ 24	\$5,154.74/ 24
List Price	\$549,900	\$649,900	\$574,900
List Price/SF	\$404.34	\$302.42	\$319.39
Sold Price	\$540,000	\$651,000	\$570,000
Sold Price/SF	\$397.06	\$302.93	\$316.67
Sell/List Ratio	98.2%	100.2%	99.1%
DOM	10	2	1



Status	Sold	Sold	Sold
MLS® #	202502162	202508600	202508541
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	361 Sage Creek Boulevard	114 Dumontet Crescent	15 Diamond Dust Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2012	OL / 2022	/ 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1604 SF	1198 SF	1882 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Composite, Stone, Stucco
Fireplace(s)	Tile Facing		Direct vent, Tile Facing
Fireplace Fuel	Electric		Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Deck, Heat recovery ventilator,	Deck, High-Efficiency Furnace, Hood Fan, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached, Parking Pad, Plug-In	Double Attached, Front Drive Access	Double Attached
Lot Shape	Irregular		
Frontage	0 SF	38 SF	50 SF
Depth	0 SF	114 SF	0 SF
Site Influence	Fenced, Back Lane, Park/reserve, Playground	Cul-De-Sac, Fenced, Low maintenance landscaped, No	Fenced, Low maintenance landscaped, Landscaped deck, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,814.48/2024	\$4,723.32/ 24	\$6,268.70/ 24
List Price	\$519,900	\$494,800	\$749,900
List Price/SF	\$324.13	\$413.02	\$398.46
Sold Price	\$519,900	\$575,000	\$730,000
Sold Price/SF	\$324.13	\$479.97	\$387.89
Sell/List Ratio	100.0%	116.2%	97.3%
DOM	7	8	13



Status	Sold	Sold	Sold
MLS® #	202507766	202507563	202505761
Area/Neighbr	2K/Southland Park	2K/Sage Creek	2K/Southland Park
Address	31 Blue Mountain Road	327 Tanager Trail	150 Linmar Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2002	OL / 2019	OL / 2002
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Cab-Over
Living Area	1446 SF	2223 SF	1810 SF
Fin Basement	111.48 M2/1,200 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stone, Stucco	Stucco
Fireplace(s)		Glass Door, Insert	Tile Facing
Fireplace Fuel		Electric	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl,	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings		
Features	Accessibility Features – See Remarks, Air	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,	Air Conditioning-Central, Sump Pump
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,	Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached, Front Drive Access, Insulated	Double Attached	Double Attached
Lot Shape	Normal	Normal	
Frontage	50 SF	42 SF	0 SF
Depth	110 SF	0 SF	0 SF
Site Influence	Fenced, Low maintenance landscaped, Landscape,	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Landscape, Landscaped deck, Landscaped patio,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,138.67/2024	\$6,179.90/2024	\$5,321.75/2024
List Price	\$539,900	\$689,900	\$549,900
List Price/SF	\$373.37	\$310.35	\$303.81
Sold Price	\$520,000	\$679,000	\$591,000
Sold Price/SF	\$359.61	\$305.44	\$326.52
Sell/List Ratio	96.3%	98.4%	107.5%
DOM	9	14	8



Status	Sold	Sold	Sold
MLS® #	202505728	202506869	202505978
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	11 West Plains Drive	35 Vireo Lane	23 Siskin Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	/ 2016	OL / 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	2320 SF	1512 SF	2203 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction			Wood Frame
Exterior	Brick & Siding, Stucco	Stone, Stucco	Composite, Stone, Stucco
Fireplace(s)	Insert	Stone	Insert
Fireplace Fuel	Gas	Electric	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Sump Pump	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Bar wet, Barbecue, built in, Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Alarm system, Bar Fridge, Blinds, Dishwashers - Two,
Parking	Double Attached	Triple Detached, Garage door opener, Rear Drive Access	Double Attached
Lot Shape	Normal	Pie Shaped	Normal
Frontage	0 SF		48 SF
Depth	0 SF	0 SF	115 SF
Site Influence	Lakefront, Lake View, Landscaped deck, Landscaped	Fenced, Landscaped deck	Fenced, Golf Nearby, Landscape, 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	\$9,899.47/2024	\$5,596.06/2024	\$7,138.61/ 24
List Price	\$1,049,900	\$679,900	\$999,900
List Price/SF	\$452.54	\$449.67	\$453.88
Sold Price	\$1,060,000	\$679,900	\$995,000
Sold Price/SF	\$456.90	\$449.67	\$451.66
Sell/List Ratio	101.0%	100.0%	99.5%
DOM	8	8	4



Status	Sold	Sold	Sold
MLS® #	202506738	202506444	202505963
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Southland Park
Address	15 Redpoll Place	99 Blue Sun Drive	20 Morning Glory Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2017	OL / 2011	OL / 1988
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	2550 SF	1840 SF	1993 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: 5	BDA: 3 TBD: 4
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stone, Stucco	Stone, Stucco	Brick & Siding, Stucco, Wood Siding
Fireplace(s)	Insert, Stone	Free-standing, Stone	Brick Facing
Fireplace Fuel	Gas	Electric, Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Furnace
Features	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Ceiling Fan, Deck, Exterior walls, 2x6",
Gds Included	Alarm system, Blinds, Compactor, Dishwasher, Dryer,	Blinds, Dishwashers - Two, Dryer, Fridges - Two, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached, Garage door opener, Insulated
Lot Shape	Normal	Reverse Pie	
Frontage	48 SF	50 SF	56 SF
Depth	110 SF	115 SF	125 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Shopping	Fenced, Fruit Trees/Shrubs, Landscaped deck, Landscaped	Corner, Fruit Trees/Shrubs, Landscaped deck, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,200.19/2024	\$7,056.51/ 24	\$4,999.12/ 24
List Price	\$859,000	\$789,900	\$579,900
List Price/SF	\$336.86	\$429.29	\$290.97
Sold Price	\$854,000	\$780,000	\$571,000
Sold Price/SF	\$334.90	\$423.91	\$286.50
Sell/List Ratio	99.4%	98.7%	98.5%
DOM	20	15	19



Status	Sold	Sold	Sold
MLS® #	202505902	202505879	202504927
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	46 Proulx Place	28 Solstice Lane	26 Red Lily Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2009	OL / 2011	OL / 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1988 SF	1675 SF	1905 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 2 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Concrete	
Exterior	Stucco	Brick, Stucco, Vinyl	Stucco
Fireplace(s)	Glass Door, Stone	Tile Facing	Brick Facing
Fireplace Fuel	Gas	Gas	Electric
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Flooring	Furnace
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Deck, High-Efficiency Furnace, Laundry - Main Floor, Microwave	Air Conditioning-Central, Closet Organizers, Deck,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			Normal
Frontage	0 SF	44 SF	
Depth	0 SF	136 SF	
Site Influence	Cul-De-Sac, Lake View, Paved Lane, Landscaped deck,	Fenced, Landscape, Landscaped deck, Paved Street, Playground	Fenced, Landscaped deck, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,900.55/ 24	\$5,246.21/ 24	\$5,583.14/ 24
List Price	\$629,900	\$579,900	\$569,900
List Price/SF	\$316.85	\$346.21	\$299.16
Sold Price	\$655,000	\$606,000	\$620,000
Sold Price/SF	\$329.48	\$361.79	\$325.46
Sell/List Ratio	104.0%	104.5%	108.8%
DOM	6	7	6



Status	Sold	Sold	Sold
MLS® #	202505124	202504768	202503760
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	42 Snowberry Circle	331 Robert Bockstaal Drive	110 Tallgrass Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	/ 2024	OL / 2008
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1836 SF	1589 SF	2240 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Composite, Stucco	Stone, Stucco
Fireplace(s)		Other - See remarks	Glass Door, Insert, Tile Facing
Fireplace Fuel		Electric	Gas
Flooring	Laminate, Vinyl	Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled			
Features	Air Conditioning-Central, Heat recovery ventilator,		Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage		Alarm system, Bar Fridge, Dishwasher, Dryer, Fridges -
Parking	Double Attached	Double Detached	Double Attached, Front Drive Access, Insulated garage door,
Lot Shape	Pie Shaped		Normal
Frontage	40 SF	32 SF	42 SF
Depth		116 SF	109 SF
Site Influence	Fenced, Landscape, No Back Lane, Paved Street, Shopping	Paved Lane, Low maintenance landscaped, Landscape,	Fenced, Landscaped deck, No Back Lane, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,537.38/2024	\$0.10/2025	\$5,735.90/ 24
List Price	\$619,900	\$595,000	\$684,900
List Price/SF	\$337.64	\$374.45	\$305.76
Sold Price	\$610,000	\$586,900	\$670,000
Sold Price/SF	\$332.24	\$369.35	\$299.11
Sell/List Ratio	98.4%	98.6%	97.8%
DOM	8	16	24



Status	Sold	Sold	Sold
MLS® #	202504139	202504330	202502872
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	207 Butterfly Way	18 Baptiste Tourond Road	18 East Plains Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2025	OL / 2012	/ 2017
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2314 SF	1875 SF	2244 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 5 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Stucco, Vinyl	Stone, Stucco
Fireplace(s)	Direct vent		Glass Door
Fireplace Fuel	Electric		Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	Completely
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Heat	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Cook Top, Deck, Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Gds Included	Garage door opener, Garage door opener remote(s)	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,	
Parking	Double Attached	Double Attached, Garage door opener, Paved Driveway	Double Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	
Frontage		42 SF	
Depth		115 SF	
Site Influence	Flat Site, Golf Nearby, No Back Lane, Paved Street, Playground	Fenced, Landscape, Landscaped patio, No Back Lane, Playground	Fenced, Landscape, Landscaped deck, No Back Lane, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 25	\$5,263.59/ 24	\$6,188.89/2024
List Price	\$809,900	\$599,999	\$919,900
List Price/SF	\$350.00	\$320.00	\$409.94
Sold Price	\$881,184	\$599,900	\$910,000
Sold Price/SF	\$380.81	\$319.95	\$405.53
Sell/List Ratio	108.8%	100.0%	98.9%
DOM	15	6	3



Status	Sold	Sold	Sold
MLS® #	202504049	202503995	202503775
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	159 Blue Sun Drive	131 Silver Sage Crescent	84 West Plains Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2011	OL / 2013	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2297 SF	2630 SF	2250 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 5 TBD: 7	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Composite, Stone, Stucco	Composite, Stone, Stucco	Stone, Stucco
Fireplace(s)	Stone		Other - See remarks
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Other remarks
Features	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Barbecue, built in, Closet
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	Pie Shaped
Frontage	0 SF	0 SF	43 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Playground	Fenced, Low maintenance landscaped, Landscaped deck,	Cul-De-Sac, Vegetable Garden, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,113.68/2024	\$7,492.63/2024	\$7,130.86/2024
List Price	\$674,900	\$699,900	\$829,900
List Price/SF	\$293.82	\$266.12	\$368.84
Sold Price	\$670,000	\$730,000	\$853,000
Sold Price/SF	\$291.68	\$277.57	\$379.11
Sell/List Ratio	99.3%	104.3%	102.8%
DOM	40	8	11



Status	Sold	Sold	Sold
MLS® #	202503541	202503439	202502977
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	10 Willow Lane	15 Jontz Cove	135 Stoneknife Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2009	UC / 2025	/ 2024
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Two Storey
Living Area	1959 SF	2492 SF	1801 SF
Fin Basement	60.39 M2/650 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Stone, Stucco, Wood Siding	Brick, Composite, Stucco
Fireplace(s)		Glass Door	Insert
Fireplace Fuel		Electric	Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		
Features	Air conditioning wall unit, Air Conditioning-Central	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Garage door opener, Garage door opener remote(s)	Alarm system, Blinds, Dishwasher, Garage door opener
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	0 SF	46 SF	0 SF
Depth	0 SF	126 SF	0 SF
Site Influence	Fenced, Landscape, Landscaped deck, Landscaped patio, No	Cul-De-Sac, Not Landscaped, Paved Street, Playground	Landscape, 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	\$5,756.00/ 24	\$0.00/2025	\$0.00/2024
List Price	\$644,900	\$775,425	\$689,790
List Price/SF	\$329.20	\$311.17	\$383.00
Sold Price	\$625,000	\$768,600	\$664,590
Sold Price/SF	\$319.04	\$308.43	\$369.01
Sell/List Ratio	96.9%	99.1%	96.3%
DOM	14	65	10



Status	Sold	Sold	Sold
MLS® #	202502921	202502888	202502732
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	40 West Plains Drive	33 Sarsprilla Bend	62 Proulx Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2018	/ 2024	/ 2009
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1680 SF	2533 SF	1390 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	102.19 M2/1,100 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Composite, Stucco	Brick, Stucco	Stucco, Vinyl
Fireplace(s)	Direct vent, Tile Facing	Direct vent, Tile Facing	
Fireplace Fuel	Electric, Gas	Electric	
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Closet Organizers, Heat recovery	Air Conditioning-Central, Deck, Engineered Floor Joist, Heat	Air Conditioning-Central, Bar wet, Central Exhaust, Deck, Exterior
Gds Included	Blinds, Dishwashers - Two, Dryer, Fridges - Two, Garage	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,
Parking	Double Attached, Garage door opener, Heated, Insulated garage	Double Attached	Double Detached
Lot Shape			Normal
Frontage	55 SF		40 SF
Depth	115 SF		136 SF
Site Influence	Fenced, Flat Site, Low maintenance landscaped,	Flat Site, Golf Nearby, Low maintenance landscaped,	Cul-De-Sac, Paved Lane, Landscaped deck
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,779.94/2024	\$0.00/ 25	\$5,179.82/2024
List Price	\$899,900	\$999,900	\$499,900
List Price/SF	\$535.65	\$394.75	\$359.64
Sold Price	\$870,000	\$987,200	\$561,800
Sold Price/SF	\$517.86	\$389.74	\$404.17
Sell/List Ratio	96.7%	98.7%	112.4%
DOM	12	6	8



Status	Sold	Sold	Sold
MLS® #	202502537	202501969	202501251
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	380 Sage Creek Boulevard	39 Sarsprilla Bend	31 Lloyd McKinnon Way
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2010	/ 2024	UC / 2025
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1624 SF	2461 SF	1654 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Brick, Wood Siding	Composite, Stucco
Fireplace(s)		Glass Door	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Insulation, Other		
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air conditioning wall unit, Central Exhaust, Cook Top, Deck,	Closet Organizers, Heat recovery ventilator, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Compactor, Garage door opener,	Garage door opener, Garage door opener remote(s)
Parking	Double Detached, Garage door opener, Other remarks, Rear	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal	Normal	
Frontage	36 SF	44 SF	
Depth	95 SF	115 SF	
Site Influence	Fenced, Paved Lane, Low maintenance landscaped, Paved	Landscape, Shopping Nearby, Public Transportation	No Back Lane, Not Landscaped, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,933.91/ 24	\$0.00/2024	\$1.00/2025
List Price	\$549,900	\$869,925	\$599,950
List Price/SF	\$338.61	\$353.48	\$362.73
Sold Price	\$548,000	\$830,025	\$595,876
Sold Price/SF	\$337.44	\$337.27	\$360.26
Sell/List Ratio	99.7%	95.4%	99.3%
DOM	8	19	20



Status	Sold	Sold	Sold
MLS® #	202426369	202501596	202501382
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Southland Park
Address	115 Wildflower Way	59 High Plain Road	113 Royal Park Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 2020	/ 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1919 SF	2518 SF	1576 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)	Stone	Glass Door	Corner, Glass Door
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Tile, Vinyl	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Deck, Heat recovery ventilator,	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior	Air Conditioning-Central, Laundry - Main Floor, No Pet Home, No
Gds Included	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached, Front Drive Access, Garage door opener	Double Attached	Double Attached, Insulated
Lot Shape	Pie Shaped		Normal
Frontage	50 SF	48 SF	58 SF
Depth	110 SF	48 SF	0 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, 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	\$6,304.67/ 24	\$6,321.80/2024	\$4,752.50/2024
List Price	\$779,900	\$795,000	\$534,900
List Price/SF	\$406.41	\$315.73	\$339.40
Sold Price	\$768,212	\$760,000	\$534,900
Sold Price/SF	\$400.32	\$301.83	\$339.40
Sell/List Ratio	98.5%	95.6%	100.0%
DOM	3	71	10



Status	Sold	Sold	Sold
MLS® #	202501629	202501551	202427755
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	7 Jontz Cove	27 Yellow Moon Crescent	23 Vireo Lane
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2025	UC / 2025	OL / 2021
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	2435 SF	1714 SF	1722 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Stone, Stucco	Stone, Stucco, Wood Siding
Fireplace(s)	Glass Door		Insert
Fireplace Fuel	Electric		Electric
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Exterior walls, 2x6", Heat recovery ventilator,	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Heat recovery ventilator,
Gds Included			Alarm system, Dishwasher, Dryer, Refrigerator, Stove,
Parking	Double Attached	Double Attached, Insulated garage door, Paved Driveway	Triple Detached
Lot Shape	Normal	Normal	
Frontage	44 SF	36 SF	44 SF
Depth	134 SF	115 SF	
Site Influence	Cul-De-Sac, Paved Street, Playground Nearby, Shopping	Not Landscaped, Paved Street, Public Transportation	Fenced, 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	\$0.00/2024	\$1,555.88/2024	\$6,236.67/2024
List Price	\$699,825	\$647,900	\$629,900
List Price/SF	\$287.40	\$378.00	\$365.80
Sold Price	\$706,000	\$647,900	\$620,000
Sold Price/SF	\$289.94	\$378.00	\$360.05
Sell/List Ratio	100.9%	100.0%	98.4%
DOM	23	11	12



Status	Sold	Sold	Sold
MLS® #	202500970	202500886	202500672
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	335 Robert Bockstael Drive	369 Sage Creek Boulevard	179 Wood Sage Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	/ 2012	/ 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1475 SF	1638 SF	1980 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Composite, Stucco	Stucco, Vinyl	Composite, Stone, Stucco
Fireplace(s)	Heatilator/Fan, Insert		Direct vent
Fireplace Fuel	Electric		Gas
Flooring	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Roof Coverings
Features	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Closet Organizers,
Gds Included	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Bar Fridge, Dishwasher, Dryer, Refrigerator, Stove, TV Wall
Parking	Double Detached, Garage door opener, Insulated garage door,	Double Detached	Double Attached
Lot Shape			Pie Shaped
Frontage	34 SF		0 SF
Depth	0 SF		0 SF
Site Influence	Paved Lane, Landscape, Landscaped deck, Paved Street,	Fenced, Paved Lane, Landscaped deck, Playground	Fenced, Landscaped deck, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1.00/2024	\$4,585.57/2024	\$7,170.41/2024
List Price	\$574,900	\$484,900	\$774,900
List Price/SF	\$389.76	\$296.03	\$391.36
Sold Price	\$559,900	\$551,500	\$740,000
Sold Price/SF	\$379.59	\$336.69	\$373.74
Sell/List Ratio	97.4%	113.7%	95.5%
DOM	53	8	9



Status	Sold	Sold	Sold
MLS® #	202500455	202500213	202428125
Area/Neighbr	2K/Sage Creek	2K/Southland Park	2K/Southland Park
Address	43 Grey Heron Drive	111 Copperstone Crescent	3 Royal Park Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2020	OL / 1997	OL / 1990
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1628 SF	1483 SF	2120 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick & Siding, Stone, Stucco	Stone, Stucco	Brick, Stucco
Fireplace(s)	Insert, Tile Facing	Stone	Brick Facing
Fireplace Fuel	Electric	Gas	Electric
Flooring	Wall-to-wall carpet, Laminate	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Kitchen		
Features	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Ceiling Fan, Deck, Garburator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener remote(s), Microwave,
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	36 SF	50 SF	55 SF
Depth	115 SF	110 SF	111 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Golf Nearby, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Fruit Trees/Shrubs, Vegetable Garden,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,572.49/2024	\$5,218.96/ 24	\$5,682.41/2024
List Price	\$619,900	\$489,900	\$629,900
List Price/SF	\$380.77	\$330.34	\$297.12
Sold Price	\$615,000	\$535,000	\$593,000
Sold Price/SF	\$377.76	\$360.76	\$279.72
Sell/List Ratio	99.2%	109.2%	94.1%
DOM	13	10	25



Status	Sold	Sold	Sold
MLS® #	202428104	202427907	202427919
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	10 Sundog Drive	26 John Pelland Road	56 Lyric Lane
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2015	OL / 2016	/ 2023
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Two Storey
Living Area	1700 SF	2142 SF	1760 SF
Fin Basement	111.48 M2/1,200 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full, Walkout	Full	Full
Construction			
Exterior	Composite, Stone, Stucco	Stucco, Vinyl	Brick, Stucco
Fireplace(s)	Insert		Direct vent
Fireplace Fuel	Gas		Electric
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Balcony - One, Engineered Floor Joist,	Air Conditioning-Central, No Smoking Home, Smoke	Air Conditioning-Central, Engineered Floor Joist, Heat
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Microwave, Play structure,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Double Attached	Double Detached
Lot Shape			
Frontage	48 SF	0 SF	
Depth	0 SF	0 SF	
Site Influence	View	Fenced, No Back Lane, No Through Road, Playground	Flat Site, Golf Nearby, Paved Lane, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$8,256.18/2023	\$5,841.81/2024	\$0.00/ 23
List Price	\$879,900	\$599,900	\$639,400
List Price/SF	\$517.59	\$280.07	\$363.30
Sold Price	\$865,000	\$599,900	\$648,000
Sold Price/SF	\$508.82	\$280.07	\$368.18
Sell/List Ratio	98.3%	100.0%	101.3%
DOM	10	9	8



Status	Sold	Sold	Sold
MLS® #	202427012	202422319	202505772
Area/Neighbr	2K/Sage Creek	2K/Sage Creek	2K/Sage Creek
Address	7 Lloyd Mckinnon Way	216 Butterfly Way	135 Coneflower Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	/ 2023	/ 2016
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1742 SF	2128 SF	1706 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Stone, Stucco	Aluminum Siding, Stucco	Stucco
Fireplace(s)	Tile Facing	Direct vent, Glass Door, Other - See Remarks	Double-sided
Fireplace Fuel	Electric	Gas	Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Tile, Wood	See remarks
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, Deck, Heat recovery ventilator, Alarm system, Blinds, Dishwasher, Dryer, Garage door	
Gds Included			
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	36 SF	0 SF	
Depth	115 SF	0 SF	
Site Influence	Landscaped deck	Golf Nearby, Landscaped deck, No Back Lane, Paved Street,	Lake View
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,566.95/2024	\$0.00/2023	\$7,919.25/2024
List Price	\$679,900	\$1,089,900	\$884,000
List Price/SF	\$390.30	\$512.17	\$518.17
Sold Price	\$660,000	\$1,039,000	\$884,000
Sold Price/SF	\$378.87	\$488.25	\$518.17
Sell/List Ratio	97.1%	95.3%	100.0%
DOM	37	104	0



Status	Sold	Sold	Sold
MLS® #	202501342	202500240	202513068
Area/Neighbr	2L/RM of Springfield	2L/RM of Springfield	2M/St Vital
Address	80 Estate Road	20061 Navin Road	130 Greenvie Road
City	Springfield	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	OL / 2012	OL / 2012
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Raised Bungalow
Living Area	2952 SF	2362 SF	2650 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 2 EN: Y	FB: 3 HB: 1 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	None
Construction			Concrete, Wood Frame
Exterior	Brick, Stucco	Stone, Stucco	Brick & Siding
Fireplace(s)	Glass Door, Tile Facing	Glass Door, Tile Facing	Brick Facing, Glass Door
Fireplace Fuel	Electric	See remarks	Wood
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile	Tile, Wood
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks	
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Exterior walls, 2x6", Jetted Tub, No	Air Conditioning-Central, Ceiling Fan, Cook Top, Exterior walls,
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door
Parking	Triple Attached, Oversized, Unpaved Driveway	Double Attached, Garage door opener, Insulated	Multiple Attached, Garage door opener, Heated, Insulated
Lot Shape		Normal	Normal
Frontage			300 SF
Depth			775 SF
Site Influence	Corner, Fruit Trees/Shrubs, Landscaped deck, Private	Country Residence, Fenced, Fruit Trees/Shrubs, Private Yard,	Country Residence, Fenced, Landscaped deck, Private
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Electric
Water	Well	Well	Well
Sewer	Septic Tank & Field	Holding Tank	Septic Tank & Field
Gross Tax	\$6,056.68/2024	\$6,058.44/2024	\$5,064.59/2024
List Price	\$799,900	\$859,888	\$1,000,000
List Price/SF	\$270.97	\$364.05	\$377.36
Sold Price	\$750,000	\$850,000	\$1,000,000
Sold Price/SF	\$254.07	\$359.86	\$377.36
Sell/List Ratio	93.8%	98.9%	100.0%
DOM	9	22	11



Status	Sold	Sold	Sold
MLS® #	202502552	202501471	202513649
Area/Neighbr	2M/South St Vital	2M/South St Vital	3A/Elmwood
Address	76 Prairie Grove Road	545 Christie Road	558 Jamison Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	/ 2010	OL / 2018
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bi-Level
Living Area	1136 SF	2835 SF	820 SF
Fin Basement	74.32 M2/800 SF	110.00 M2/1,184 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 2 TBD: 4
Baths	FB: 2 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Stucco	Vinyl
Fireplace(s)	Double-sided, Stone		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Tile, Wood	Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen, Plumbing		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Cook Top, Deck, Garburator,	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall
Parking	Double Detached	Triple Attached, Paved Driveway	No Garage, Rear Drive Access
Lot Shape	Normal		
Frontage	137 SF	180 SF	0 SF
Depth	420 SF	500 SF	0 SF
Site Influence	Country Residence, Not Fenced, Private Setting, Shopping Nearby	Fenced, Fruit Trees/Shrubs, Landscaped deck, Landscaped	Fenced, Back Lane, No Through Road, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Well	Cistern	Municipal/Community
Sewer	Septic Tank & Field	Holding Tank	Municipal/Community
Gross Tax	\$3,817.45/ 24	\$12,909.93/2024	\$3,474.42/2025
List Price	\$449,900	\$1,548,000	\$334,900
List Price/SF	\$396.04	\$546.03	\$408.41
Sold Price	\$457,000	\$1,480,000	\$330,000
Sold Price/SF	\$402.29	\$522.05	\$402.44
Sell/List Ratio	101.6%	95.6%	98.5%
DOM	7	52	0



Status	Sold	Sold	Sold
MLS® #	202511501	202510146	202510320
Area/Neighbr	3A/Elmwood	3A/Elmwood	3A/East Kildonan
Address	268 Union Avenue	265 Union Avenue W	377 Larsen Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1908	OL / 1911	OL / 1921
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	846 SF	704 SF	830 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	3/4	Partial
Construction			
Exterior	Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Vinyl, Wood	Laminate, Vinyl
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn		Electrical, Flooring, Furnace, Other r
Features	Air Conditioning-Central, High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace,	High-Efficiency Furnace, Main floor full bathroom, No Pet Home,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Single Attached	Single Detached	Rear Drive Access
Lot Shape			
Frontage	0 SF	38 SF	33 SF
Depth	0 SF	90 SF	0 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Fruit Trees/Shrubs, Back Lane, Paved Lane, Paved	Fenced, Vegetable Garden, Back Lane, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,382.81/2024	\$2,449.28/2024	\$1,841.24/2023
List Price	\$279,900	\$189,900	\$179,900
List Price/SF	\$330.85	\$269.74	\$216.75
Sold Price	\$295,000	\$187,000	\$219,000
Sold Price/SF	\$348.70	\$265.63	\$263.86
Sell/List Ratio	105.4%	98.5%	121.7%
DOM	4	13	12



Status	Sold	Sold	Sold
MLS® #	202510284	202509279	202509039
Area/Neighbr	3A/Elmwood	3A/Elmwood	3A/Elmwood
Address	240 Martin Avenue W	434 William Newton Avenue	290 Winterton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	/ 1907	OL / 1921
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	Two Storey	Bungalow
Living Area	1045 SF	1400 SF	740 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Partial
Construction	Wood Frame	Wood Frame	
Exterior	Vinyl	Vinyl	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl Plank	Laminate, Tile	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Completely, F	Bathroom, Electrical, Flooring, Furna
Features	Air Conditioning-Central, No Pet Home, No Smoking Home,	Deck, Exterior walls, 2x6", High-Efficiency Furnace, Patio,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Refrigerator, Storage	Dryer, Refrigerator, Stove, Washer, Window Coverings
Parking	No Garage, Parking Pad, Rear Drive Access	Parking Pad, Rear Drive Access	Single Detached
Lot Shape		Normal	Normal
Frontage	32 SF	28 SF	41 SF
Depth	0 SF	107 SF	100 SF
Site Influence	Golf Nearby, Playground Nearby	Fenced, Vegetable Garden, Landscaped deck, Playground	Fenced, Back Lane, Landscaped deck, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,211.71/2024	\$2,578.27/2024	\$2,167.28/ 25
List Price	\$254,999	\$269,900	\$219,900
List Price/SF	\$244.02	\$192.79	\$297.16
Sold Price	\$247,500	\$269,900	\$240,000
Sold Price/SF	\$236.84	\$192.79	\$324.32
Sell/List Ratio	97.1%	100.0%	109.1%
DOM	22	6	9



Status	Sold	Sold	Sold
MLS® #	202508819	202508424	202508374
Area/Neighbr	3A/East Kildonan	3A/East Kildonan	3A/Elmwood
Address	299 Jamison Avenue	200 Chalmers Avenue	383 Union Avenue W
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2023	OL / 1946	OL / 1992
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	One and a Half	Bi-Level
Living Area	1001 SF	1132 SF	785 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 2 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Mixed, Wood Frame	Concrete
Exterior	Stucco	Stucco, Vinyl	Brick, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Vinyl, Wood	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Roof Coverings	Bathroom, Flooring
Features	Air conditioning wall unit, Air Conditioning-Central, Exterior	Main floor full bathroom, Security Window Bars	Air Conditioning-Central
Gds Included	Blinds, Dishwashers - Two, Dryers - Two, Fridges - Two,		Dishwasher, Dryer, Stove, Washer
Parking	Parking Pad	No Garage, Oversized, Parking Pad, Rear Drive Access	Rear Drive Access
Lot Shape		Normal	Normal
Frontage	0 SF	39 SF	25 SF
Depth	0 SF	99 SF	90 SF
Site Influence	Flat Site	Fenced, Back Lane, Playground Nearby, Public Transportation	Creek, Back Lane, Paved Street, Playground Nearby, Shopping
Heating	Baseboard, Forced Air	Baseboard	Forced Air
Heating Fuel	Electric, Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 24	\$1,692.53/2024	\$2,862.60/ 24
List Price	\$489,900	\$249,900	\$319,900
List Price/SF	\$489.41	\$220.76	\$407.52
Sold Price	\$510,000	\$230,000	\$319,900
Sold Price/SF	\$509.49	\$203.18	\$407.52
Sell/List Ratio	104.1%	92.0%	100.0%
DOM	12	30	7



Status	Sold	Sold	Sold
MLS® #	202508134	202421503	202507210
Area/Neighbr	3A/East Kildonan	3A/Elmwood	3A/East Kildonan
Address	545 Washington Avenue	317 Washington Avenue	312 Jamison Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1958	OL / 1914	OL / 1946
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	895 SF	584 SF	944 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Half basement	Full
Construction	Wood Frame		
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)			Free-standing
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Laminate, Wood	Laminate, Vinyl	Laminate, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Dog run fenced in	Ceiling Fan, Hood Fan, Main floor full bathroom, Security
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Storage	Dryer, Microwave, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached, Garage door opener	Single Detached	Double Detached, Insulated garage door, Insulated, Normal
Lot Shape	Normal		
Frontage	50 SF	30 SF	60 SF
Depth	100 SF	100 SF	0 SF
Site Influence	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool,	Fenced	Fenced, Back Lane, Paved Lane, Landscaped patio, 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	\$3,235.91/ 24	\$1,690.57/2024	\$3,067.42/ 24
List Price	\$250,000	\$194,900	\$269,900
List Price/SF	\$279.33	\$333.73	\$285.91
Sold Price	\$293,000	\$182,500	\$322,500
Sold Price/SF	\$327.37	\$312.50	\$341.63
Sell/List Ratio	117.2%	93.6%	119.5%
DOM	7	19	9



Status	Sold	Sold	Sold
MLS® #	202507685	202507365	202507245
Area/Neighbr	3A/Elmwood	3A/Elmwood	3A/East Kildonan
Address	447 tweed Avenue	406 Riverton Avenue	385 Winterton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	OL / 1950	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	600 SF	1022 SF	926 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	3/4	Full	Full
Construction			Wood Frame
Exterior	Aluminum Siding, Wood Siding	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Wood	Tile, Vinyl, Wood
Foundation	Concrete, Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings		Bathroom, Other remarks, Windows
Features	Air conditioning wall unit, Laundry - Main Floor		Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood
Gds Included	Dryer, Refrigerator, Storage Shed, Stove, Washer	Alarm system, Dishwasher, Dryer, Garage door opener,	Alarm system, Dryer, Garage door opener, Garage door opener
Parking	Rear Drive Access, Unpaved Driveway	Single Detached	Double Detached, Garage door opener, Rear Drive Access
Lot Shape			Normal
Frontage	0 SF	45 SF	
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Landscape, Paved Street, Playground	Fenced, Paved Street, Public Transportation	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,553.87/ 24	\$2,930.10/2024	\$3,082.16/ 24
List Price	\$154,900	\$239,900	\$339,900
List Price/SF	\$258.17	\$234.74	\$367.06
Sold Price	\$154,900	\$242,000	\$330,000
Sold Price/SF	\$258.17	\$236.79	\$356.37
Sell/List Ratio	100.0%	100.9%	97.1%
DOM	32	3	6



Status	Sold	Sold	Sold
MLS® #	202506497	202505872	202502819
Area/Neighbr	3A/East Kildonan	3A/Elmwood	3A/Elmwood
Address	367 Ottawa Avenue	388 Harbison Avenue W	359 Martin Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1913	/ 1908
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and Three Quarters
Living Area	760 SF	710 SF	972 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	3/4	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Vinyl	Vinyl Plank
Foundation	Concrete	Block, Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Exterior, Flooring, Furnac	
Features	Air Conditioning-Central, Bar wet, Electronic Air Cleaner,		Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Double Detached, Garage door opener, Heated, Insulated,	Other remarks	No Garage, Parking Pad
Lot Shape	Normal		
Frontage	42 SF	25 SF	37 SF
Depth	102 SF	90 SF	90 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped patio,	Fenced	Fenced, Playground Nearby, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,050.50/ 24	\$1,720.64/2024	\$2,482.00/2024
List Price	\$355,000	\$229,900	\$224,900
List Price/SF	\$467.11	\$323.80	\$231.38
Sold Price	\$355,000	\$248,700	\$217,500
Sold Price/SF	\$467.11	\$350.28	\$223.77
Sell/List Ratio	100.0%	108.2%	96.7%
DOM	6	7	14



Status	Sold	Sold	Sold
MLS® #	202504770	202504514	202504192
Area/Neighbr	3A/Elmwood	3A/East Kildonan	3A/Elmwood
Address	435 Martin Avenue	557 Washington Avenue	374 Thames Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	OL / 1958	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	One and Three Quarters
Living Area	700 SF	964 SF	1339 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	3/4	Full	3/4
Construction			Wood Frame
Exterior	Stucco, Vinyl	Stone, Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Insulation, Roof Coverings,	Completely, Furnace, Insulation, Ro
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, Microwave	Air Conditioning-Central, High-Efficiency Furnace, Main	Ceiling Fan, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,
Parking	Parking Pad	Single Detached, Rear Drive Access	No Garage
Lot Shape		Normal	Normal
Frontage		45 SF	25 SF
Depth		100 SF	110 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Paved Lane, Landscaped patio, Paved Street,	Flat Site, Back Lane, Landscaped deck, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,839.00/ 24	\$3,071.35/ 24	\$1,696.64/ 24
List Price	\$179,900	\$259,900	\$219,900
List Price/SF	\$257.00	\$269.61	\$164.23
Sold Price	\$230,000	\$360,000	\$212,000
Sold Price/SF	\$328.57	\$373.44	\$158.33
Sell/List Ratio	127.8%	138.5%	96.4%
DOM	8	8	6



Status	Sold	Sold	Sold
MLS® #	202503579	202503895	202500027
Area/Neighbr	3A/Elmwood	3A/Glenelm	3A/East Kildonan
Address	166 McIntosh Avenue	102 Riverton Avenue	227 Bowman Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	/ 1912	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	One and a Half	Bungalow
Living Area	1888 SF	830 SF	810 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 6 TBD: 6	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full, See remarks	Full	Half basement
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Vinyl	Vinyl, Wood Siding
Fireplace(s)	Insert		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete, See remarks	Stone	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Completely, Electrical, Exterior, Floo	Electrical, Exterior, Furnace, Other re	Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, TV Wall	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Dryer, Refrigerator, Stove, Washer
Parking	Other remarks, Parking Pad	Single Detached, Parking Pad, Rear Drive Access	Single Detached, Rear Drive Access
Lot Shape	Normal		
Frontage	0 SF	25 SF	25 SF
Depth	0 SF	100 SF	
Site Influence	Fenced, Back Lane, Paved Street, Playground Nearby,	Corner, Fenced, Flat Site, Paved Lane, Public Transportation	Fenced, Back Lane, Paved Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,209.30/2024	\$2,471.80/ 24	\$1,764.00/ 24
List Price	\$361,900	\$189,900	\$219,900
List Price/SF	\$191.68	\$228.80	\$271.48
Sold Price	\$360,000	\$184,000	\$230,000
Sold Price/SF	\$190.68	\$221.69	\$283.95
Sell/List Ratio	99.5%	96.9%	104.6%
DOM	35	23	10



Status	Sold	Sold	Sold
MLS® #	202503762	202503041	202503180
Area/Neighbr	3A/Elmwood	3A/Elmwood	3A/East Kildonan
Address	281 Jamison Avenue	469 Martin Avenue W	319 Larsen Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1945	/ 1908	OL / 1996
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bi-Level
Living Area	1100 SF	520 SF	768 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 1 TBD: 1	BDA: 2 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Half basement	Partial	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Laminate	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Other		
Features	Air Conditioning-Central, Main floor full bathroom		Air Conditioning-Central, Heat recovery ventilator, Hood Fan, Blinds, Dishwasher, Dryer, Garage door opener, Garage
Gds Included	Dryer, Refrigerator, Stove, Washer		
Parking	Single Detached	Rear Drive Access	Double Detached
Lot Shape			
Frontage	60 SF	0 SF	33 SF
Depth		0 SF	100 SF
Site Influence	Fruit Trees/Shrubs, Back Lane, Paved Lane, Treed Lot	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Back Lane, Low maintenance landscaped, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,959.24/ 24	\$1,304.02/2024	\$3,096.13/2024
List Price	\$279,900	\$124,900	\$329,900
List Price/SF	\$254.45	\$240.19	\$429.56
Sold Price	\$290,000	\$125,000	\$365,000
Sold Price/SF	\$263.64	\$240.38	\$475.26
Sell/List Ratio	103.6%	100.1%	110.6%
DOM	7	19	6



Status	Sold	Sold	Sold
MLS® #	202502937	202502795	202502740
Area/Neighbr	3A/Elmwood	3A/Elmwood	3A/East Kildonan
Address	386 Union Avenue W	527 Larsen Avenue	436 William Newton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1940	OL / 2022	/ 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	843 SF	1065 SF	660 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 1 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Composite
Fireplace(s)			
Fireplace Fuel			
Flooring	Tile, Wood	See remarks	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Roof Coverings		
Features	Air Conditioning-Central, Dog run fenced in, Jetted Tub, Main floor	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Closet Organizers, Heat recovery
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Single Detached	None	Single Detached, Garage door opener
Lot Shape		Normal	
Frontage	33 SF	25 SF	21 SF
Depth	104 SF	100 SF	108 SF
Site Influence	Fenced, Flat Site, Paved Lane, Park/reserve, Paved Street,	Flat Site, Back Lane, Paved Street, Playground Nearby,	Fenced, Back Lane, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,729.66/2024	\$0.00/2024	\$2,889.31/ 24
List Price	\$229,900	\$359,900	\$289,900
List Price/SF	\$272.72	\$337.93	\$439.24
Sold Price	\$265,000	\$350,000	\$320,000
Sold Price/SF	\$314.35	\$328.64	\$484.85
Sell/List Ratio	115.3%	97.2%	110.4%
DOM	8	26	8



Status	Sold	Sold	Sold
MLS® #	202502501	202502291	202502239
Area/Neighbr	3A/Elmwood	3A/East Kildonan	3A/Elmwood
Address	332 Riverton Avenue	244 Jamison Avenue	253 Union Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	OL / 1909	OL / 1912
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	One and Three Quarters	Bungalow
Living Area	1185 SF	940 SF	715 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement	Partial	3/4
Construction	Wood Frame	Wood Frame	
Exterior	Wood Siding	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Wall-to-wall carpet, Vinyl Plank	Vinyl Plank
Foundation	Concrete	Stone	See remarks
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Flooring, Furnace	Basement, Bathroom, Flooring, Furnace
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	High-Efficiency Furnace, Laundry - Main Floor, No Pet Home, No	
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer	Dryer, Garage door opener, Refrigerator, Stove, Washer, Parking Pad, Rear Drive Access
Parking	Rear Drive Access	Rear Drive Access	Parking Pad, Rear Drive Access
Lot Shape		Normal	Normal
Frontage	33 SF	42 SF	25 SF
Depth	0 SF	102 SF	90 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Paved Street, Public	Fenced, Back Lane, Public Transportation	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,990.19/2024	\$2,087.69/2024	\$1,446.79/ 24
List Price	\$249,900	\$219,900	\$179,900
List Price/SF	\$210.89	\$233.94	\$251.61
Sold Price	\$249,900	\$210,000	\$175,000
Sold Price/SF	\$210.89	\$223.40	\$244.76
Sell/List Ratio	100.0%	95.5%	97.3%
DOM	33	6	22



Status	Sold	Sold	Sold
MLS® #	202501669	202501700	202424790
Area/Neighbr	3A/Elmwood	3A/East Kildonan	3A/East Kildonan
Address	180 Dearborn Avenue	253 Winterton Avenue	543 Bowman Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1907	OL / 2016	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and Three Quarters
Living Area	770 SF	2084 SF	1360 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 2 EN: Y	FB: 1 HB: 1 EN: N
Basement	Half basement	Full	Full
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Vinyl
Fireplace(s)			Free-standing, Stove
Fireplace Fuel			Electric, Wood
Flooring	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Roof Coverings		
Features	Ceiling Fan, Closet Organizers, Laundry - Main Floor, Main floor	Air Conditioning-Central, Hood Fan, Sump Pump	Ceiling Fan, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Window Coverings	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Rear Drive Access	Rear Drive Access	Double Detached, Garage door opener, Heated
Lot Shape			
Frontage	0 SF	25 SF	
Depth	0 SF	100 SF	
Site Influence	Flat Site, Landscaped deck, Playground Nearby	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street,	Fenced, Back Lane, Landscaped deck
Heating	Baseboard, Hot Water	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,732.33/ 24	\$4,827.79/2024	\$2,856.61/2024
List Price	\$139,900	\$349,900	\$249,900
List Price/SF	\$181.69	\$167.90	\$183.75
Sold Price	\$131,000	\$421,000	\$240,000
Sold Price/SF	\$170.13	\$202.02	\$176.47
Sell/List Ratio	93.6%	120.3%	96.0%
DOM	10	7	65



Status	Sold	Sold	Sold
MLS® #	202427896	202428322	202428341
Area/Neighbr	3A/East Kildonan	3A/East Kildonan	3A/East Kildonan
Address	556 Larsen Avenue	552 Washington Avenue	457 Larsen Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1959	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1030 SF	1042 SF	741 SF
Fin Basement	0.00 M2/0 SF	83.61 M2/900 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N
Basement	Half basement	Full	3/4
Construction		Concrete	Wood Frame
Exterior	Wood Siding	Brick & Siding, Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl Plank, Wood	Laminate, Tile, Vinyl, Wood
Foundation	Stone	Concrete	Concrete, See remarks
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Electrical, Exterior, Floori	Bathroom, Electrical, Flooring, Furna
Features	Deck	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Laundry
Gds Included	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Rear Drive Access	Single Detached	Single Attached, Garage door opener
Lot Shape			
Frontage	25 SF	45 SF	33 SF
Depth	100 SF	98 SF	100 SF
Site Influence	Fenced, Back Lane, Other/remarks, Paved Street,	Fenced, Low maintenance landscaped, Landscape,	Fenced, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,439.46/ 24	\$3,190.00/ 24	\$1,938.59/ 24
List Price	\$154,900	\$329,900	\$185,000
List Price/SF	\$150.39	\$316.60	\$249.66
Sold Price	\$150,000	\$376,500	\$175,000
Sold Price/SF	\$145.63	\$361.32	\$236.17
Sell/List Ratio	96.8%	114.1%	94.6%
DOM	48	13	34



Status	Sold	Sold	Sold
MLS® #	202427921	202427929	202425752
Area/Neighbr	3A/Elmwood	3A/Elmwood	3A/East Kildonan
Address	85 Watt Street	148 Stanier Street	514 Jamison Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	OL / 1912	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	One and a Half	Bungalow
Living Area	1100 SF	980 SF	680 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Half basement	Full	3/4
Construction	Wood Frame		
Exterior	Vinyl	Stucco, Wood Siding	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile, V	Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Deck, Jetted Tub, Main floor full bathroom, Microwave built in	
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	
Parking	Single Detached, Carport, Parking Pad	No Garage	No Garage
Lot Shape		Normal	
Frontage	0 SF	25 SF	
Depth	0 SF	99 SF	
Site Influence	Low maintenance landscaped, Playground Nearby, Private Yard,	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Private Yard
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,166.94/ 24	\$2,327.21/2024	\$1,374.55/2023
List Price	\$204,900	\$199,900	\$105,900
List Price/SF	\$186.27	\$203.98	\$155.74
Sold Price	\$195,000	\$199,900	\$99,000
Sold Price/SF	\$177.27	\$203.98	\$145.59
Sell/List Ratio	95.2%	100.0%	93.5%
DOM	46	4	91



Status	Sold	Sold	Sold
MLS® #	202512829	202513199	202513161
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Elmwood
Address	805 Manhattan Avenue	647 Hoskin Avenue	647 Nairn Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1957	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	913 SF	1078 SF	506 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 1 TBD: 1
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	3/4
Construction			Wood Frame
Exterior	Brick & Siding, Stucco	Stone, Stucco	Aluminum Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings	Basement, Bathroom, Electrical, Ext	
Features		Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Deck, Main floor full
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Parking	Single Detached	Single Detached, Rear Drive Access	Single Detached, Parking Pad, Rear Drive Access
Lot Shape		Normal	Normal
Frontage	60 SF	50 SF	30 SF
Depth	102 SF	106 SF	110 SF
Site Influence	Fenced, Back Lane	Fenced, Paved Lane, Landscaped patio, Playground	Fenced, Vegetable Garden, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,784.01/ 24	\$3,592.90/ 24	\$1,517.23/ 24
List Price	\$299,900	\$369,900	\$149,900
List Price/SF	\$328.48	\$343.14	\$296.25
Sold Price	\$392,000	\$415,000	\$149,900
Sold Price/SF	\$429.35	\$384.97	\$296.25
Sell/List Ratio	130.7%	112.2%	100.0%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202512923	202512756	202511454
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Kildonan
Address	615 Windsor Avenue	637 Simpson Avenue	627 Nottingham Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1923	OL / 1957	OL / 1989
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bi-Level
Living Area	1086 SF	980 SF	841 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Windows		Basement, Bathroom, Flooring, Kitchen
Features	High-Efficiency Furnace, No Pet Home, No Smoking Home	Air Conditioning-Central, In-Law Suite	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dryer, Freezer, Refrigerator, Stove	Dryer, Fridges - Two, Microwave, Storage Shed, Stoves - Two,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached	Single Detached, Carport, Insulated, Parking Pad	Single Detached
Lot Shape	Normal	Normal	
Frontage	30 SF	50 SF	33 SF
Depth	114 SF	115 SF	100 SF
Site Influence	Playground Nearby, Public Swimming Pool, Shopping	Fenced, Shopping Nearby, Public Transportation	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	\$2,357.99/2024	\$3,311.63/2025	\$3,355.76/ 24
List Price	\$217,777	\$319,900	\$299,900
List Price/SF	\$200.53	\$326.43	\$356.60
Sold Price	\$222,000	\$360,000	\$380,000
Sold Price/SF	\$204.42	\$367.35	\$451.84
Sell/List Ratio	101.9%	112.5%	126.7%
DOM	9	7	8



Status	Sold	Sold	Sold
MLS® #	202510977	202509925	202510253
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Kildonan
Address	851 Beach Avenue	794 Simpson Avenue	88 Eaton Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1957	OL / 1907
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	One and a Half
Living Area	1248 SF	1075 SF	1252 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Half basement, Partial
Construction	Wood Frame		
Exterior	Stucco	Vinyl	Vinyl
Fireplace(s)	Stove		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Exterior, Furnace		
Features	Air Conditioning-Central, Deck, Main floor full bathroom		Ceiling Fan, Deck, Dog run fenced in, High-Efficiency
Gds Included	Refrigerator, Stove	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Alarm system, Dishwasher, Dryer, Microwave, Refrigerator,
Parking	Single Detached	Single Detached	Rear Drive Access
Lot Shape	Normal		
Frontage	48 SF	50 SF	25 SF
Depth	103 SF	99 SF	85 SF
Site Influence	Paved Lane, Landscaped deck, Paved Street, Public	Fenced, Flat Site, Fruit Trees/Shrubs, Back Lane, Paved	Fenced, Back Lane, Private Setting, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,534.05/2024	\$1,631.21/ 24	\$2,108.08/2024
List Price	\$279,000	\$339,900	\$219,900
List Price/SF	\$223.56	\$316.19	\$175.64
Sold Price	\$279,900	\$308,000	\$233,000
Sold Price/SF	\$224.28	\$286.51	\$186.10
Sell/List Ratio	100.3%	90.6%	106.0%
DOM	10	7	8



Status	Sold	Sold	Sold
MLS® #	202510401	202510259	202510096
Area/Neighbr	3B/East Kildonan	3B/East Kildonan	3B/East Kildonan
Address	689 Moncton Avenue	648 Consol Avenue	936 Simpson Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1947	OL / 1957	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1043 SF	922 SF	931 SF
Fin Basement	0.00 M2/0 SF		86.49 M2/931 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Crawl space	Full	Full
Construction			Wood Frame
Exterior	Vinyl	Brick, Stucco	Brick & Siding
Fireplace(s)	Direct vent		
Fireplace Fuel	Gas		
Flooring	Laminate, Wood	Wall-to-wall carpet, Vinyl, Wood	Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Insulation	Furnace, Roof Coverings	Bathroom, Flooring
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Ceiling Fan, Dog run fenced in,	Air Conditioning-Central, Deck, Main floor full bathroom, No
Gds Included	Dishwasher, Dryer, Storage Shed, Stove, Washer, Window	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Freezer, Garage door opener, Garage
Parking	Single Detached	Single Detached, Carport, Garage door opener, Parking	Triple Detached, Front Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	45 SF	50 SF
Depth	100 SF	106 SF	99 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Golf Nearby, Back Lane, Low maintenance
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,608.47/ 25	\$3,211.97/ 24	\$3,527.99/ 24
List Price	\$269,900	\$299,900	\$349,900
List Price/SF	\$258.77	\$325.27	\$375.83
Sold Price	\$300,000	\$375,500	\$380,000
Sold Price/SF	\$287.63	\$407.27	\$408.16
Sell/List Ratio	111.2%	125.2%	108.6%
DOM	12	7	7



Status	Sold	Sold	Sold
MLS® #	202509704	202509545	202509538
Area/Neighbr	3B/East Kildonan	3B/East Kildonan	3B/East Kildonan
Address	1006 Simpson Avenue	664 Martin Avenue E	725 Moncton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1967	/ 1945	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	1120 SF	1147 SF	964 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Crawl space	Full
Construction		Wood Frame	Wood Frame
Exterior	Wood Siding	Vinyl	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Main floor full bathroom, Smoke
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dryer, Garage door opener, Garage door opener	Dryer, Freezer, Refrigerator, Stove, Washer
Parking	Double Detached, Garage door opener	Single Detached	Single Detached
Lot Shape	Normal		Normal
Frontage	55 SF	48 SF	50 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Public Swimming Pool,	Fenced, Back Lane, Shopping Nearby, Public Transportation	Back Lane, Paved Lane, Low maintenance landscaped, Not
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,908.92/2024	\$3,108.71/2024	\$2,446.19/ 24
List Price	\$349,900	\$269,900	\$249,900
List Price/SF	\$312.41	\$235.31	\$259.23
Sold Price	\$395,000	\$310,000	\$305,000
Sold Price/SF	\$352.68	\$270.27	\$316.39
Sell/List Ratio	112.9%	114.9%	122.0%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202509631	202508303	202508511
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Elmwood
Address	609 Talbot Avenue	695 Harbison Avenue E	1073 McCalman Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1907	OL / 1949	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	610 SF	900 SF	980 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 0 TBD: 1	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Wood Siding	Brick & Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Roof Coverings	Furnace, Other remarks	Basement, Flooring, Other remarks
Features	High-Efficiency Furnace	Air Conditioning-Central, Bar dry, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar wet, Central Exhaust, No Smoking
Gds Included	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dryer, Garage door opener, Garage door opener remote(s),	Dryer, Garage door opener, Refrigerator, Stove, Washer
Parking	Parking Pad	Single Detached	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	0 SF	47 SF	44 SF
Depth	0 SF		97 SF
Site Influence	Fenced, Flat Site, Landscaped deck, Paved Street, Shopping	Fenced, Flat Site, Vegetable Garden, Landscaped deck,	Fenced, Flat Site, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,204.17/2024	\$3,028.79/ 24	\$3,601.43/2024
List Price	\$169,900	\$264,900	\$329,900
List Price/SF	\$278.52	\$294.33	\$336.63
Sold Price	\$155,000	\$301,219	\$318,000
Sold Price/SF	\$254.10	\$334.69	\$324.49
Sell/List Ratio	91.2%	113.7%	96.4%
DOM	1	9	11



Status	Sold	Sold	Sold
MLS® #	202508106	202507880	202507910
Area/Neighbr	3B/East Kildonan	3B/East Kildonan	3B/East Elmwood
Address	85 Battershill Street	962 Simpson Avenue	638 Chalmers Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1968	OL / 1959	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1558 SF	931 SF	600 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Crawl space
Construction	Wood Frame		
Exterior	Brick & Siding, Stucco	Stucco, Vinyl	Stucco
Fireplace(s)	Direct vent		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Tile, Vinyl Plank,	Wall-to-wall carpet, Vinyl, Vinyl Plank	Laminate, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement	Bathroom, Flooring, Furnace, Kitchen	Bathroom, Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Barbecue, built in, Deck, Heat	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dryer, Garage door opener, Garage door opener remote(s),
Parking	No Garage, Rear Drive Access	Double Detached	Double Detached, Garage door opener, Insulated, Rear Drive
Lot Shape			Normal
Frontage	0 SF	49 SF	39 SF
Depth	0 SF	100 SF	103 SF
Site Influence	Fenced, Back Lane, Landscaped deck, Shopping Nearby	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Fenced, Paved Lane, Landscaped deck, Playground
Heating	Forced Air, Heat Pump	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	\$4,110.00/ 24	\$3,640.45/2024	\$2,152.25/ 24
List Price	\$375,000	\$379,900	\$199,900
List Price/SF	\$240.69	\$408.06	\$333.17
Sold Price	\$489,000	\$420,000	\$220,000
Sold Price/SF	\$313.86	\$451.13	\$366.67
Sell/List Ratio	130.4%	110.6%	110.1%
DOM	12	7	7



Status	Sold	Sold	Sold
MLS® #	202507785	202507337	202507293
Area/Neighbr	3B/East Kildonan	3B/East Elmwood	3B/East Elmwood
Address	660 Prince Rupert Avenue	625 Herbert Avenue	690 Manhattan Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1912	OL / 1977	OL / 1953
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	768 SF	1059 SF	890 SF
Fin Basement		0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Wood Siding	Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Furnace, Other
Features		Air Conditioning-Central	Air Conditioning-Central, Deck, Main floor full bathroom, Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Gds Included			Triple Detached
Parking	Single Detached	Rear Drive Access	
Lot Shape		Normal	Normal
Frontage	62 SF	25 SF	38 SF
Depth	100 SF	98 SF	103 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Street	Fenced, Back Lane, Paved Street, Playground Nearby,	Fenced, Paved Lane, Landscaped deck, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,814.51/2025	\$2,505.67/ 24	\$3,220.00/2024
List Price	\$220,000	\$199,900	\$289,900
List Price/SF	\$286.46	\$188.76	\$325.73
Sold Price	\$220,000	\$185,000	\$310,000
Sold Price/SF	\$286.46	\$174.69	\$348.31
Sell/List Ratio	100.0%	92.5%	106.9%
DOM	0	13	6



Status	Sold	Sold	Sold
MLS® #	202507034	202506583	202506573
Area/Neighbr	3B/East Kildonan	3B/East Kildonan	3B/East Kildonan
Address	707 Government Avenue	760 Nottingham Avenue	782 Union Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1958	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	953 SF	960 SF	916 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	55.74 M2/600 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Corner	Insert	
Fireplace Fuel	Electric	Electric	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl	Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Roof Coverings	Flooring, Furnace, Roof Coverings, \	Electrical, Furnace, Plumbing, Roof !
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Hood Fan, Main floor full bathroom,
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer, Window Coverings
Parking	Single Detached, Garage door opener, Paved Driveway	Double Detached	No Garage, Rear Drive Access
Lot Shape	Normal		Irregular
Frontage	50 SF	0 SF	59 SF
Depth	100 SF	0 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Public Transportation	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping	Corner, Paved Lane, Landscape, Landscaped patio, Park/reserve,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,398.18/ 24	\$3,473.91/2024	\$2,872.85/2024
List Price	\$279,900	\$329,900	\$249,900
List Price/SF	\$293.70	\$343.65	\$272.82
Sold Price	\$361,000	\$405,900	\$249,900
Sold Price/SF	\$378.80	\$422.81	\$272.82
Sell/List Ratio	129.0%	123.0%	100.0%
DOM	6	7	7



Status	Sold	Sold	Sold
MLS® #	202505586	202505678	202506004
Area/Neighbr	3B/East Kildonan	3B/East Elmwood	3B/East Kildonan
Address	835 Beach Avenue	714 Prince Rupert Avenue	773 Harbison Avenue E
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 1913	OL / 1950
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bungalow
Living Area	860 SF	945 SF	735 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Aluminum Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	See remarks, Vinyl, Vinyl Plank	Vinyl	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Flooring, Furnace, Kitche		
Features	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Patio	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer	Dryer, Fridges - Two, Refrigerator, Stove, Washer,
Parking	Parking Pad, Rear Drive Access	Single Detached	Single Detached
Lot Shape	Normal		
Frontage	32 SF	0 SF	45 SF
Depth	103 SF	0 SF	0 SF
Site Influence	Back Lane, Playground Nearby, Shopping Nearby, Public	Fruit Trees/Shrubs	Fenced, Golf Nearby, Back Lane, Playground Nearby,
Heating	Forced Air	Baseboard	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,137.30/2025	\$2,597.64/2024	\$3,066.65/ 24
List Price	\$359,900	\$249,900	\$279,900
List Price/SF	\$418.49	\$264.44	\$380.82
Sold Price	\$371,000	\$235,000	\$352,000
Sold Price/SF	\$431.40	\$248.68	\$478.91
Sell/List Ratio	103.1%	94.0%	125.8%
DOM	10	0	7



Status	Sold	Sold	Sold
MLS® #	202505950	202505250	202505497
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Kildonan
Address	1098 McCalman Avenue	670 Government Avenue	503 Gateway Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1923	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	1037 SF	1477 SF	891 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Half basement	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Aluminum Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks		Kitchen
Features		Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Main Dryer, Refrigerator, Stove, Washer
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove,	Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	Front Drive Access, No Garage, None	Double Detached
Lot Shape			Normal
Frontage	0 SF	42 SF	51 SF
Depth	0 SF	100 SF	108 SF
Site Influence	Fenced, Back Lane, Shopping Nearby	Fenced, Landscape, Shopping Nearby, Public Transportation	Corner, Fenced, Landscape, Public Transportation
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,542.26/ 24	\$2,282.41/ 24	\$3,233.62/2024
List Price	\$319,900	\$199,900	\$344,900
List Price/SF	\$308.49	\$135.34	\$387.09
Sold Price	\$381,098	\$175,000	\$341,000
Sold Price/SF	\$367.50	\$118.48	\$382.72
Sell/List Ratio	119.1%	87.5%	98.9%
DOM	7	13	45



Status	Sold	Sold	Sold
MLS® #	202504838	202505249	202505202
Area/Neighbr	3B/East Kildonan	3B/East Elmwood	3B/Morse Place
Address	704 Government Avenue	774 Beach Avenue	615 Munroe Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1949	OL / 1971
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	1421 SF	930 SF	1038 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full, See remarks	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Vinyl	Stucco, Wood Siding
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	See remarks, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	Preserved Wood	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings	Other remarks	Furnace, Roof Coverings
Features	Air Conditioning-Central, Cook Top, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main	Ceiling Fan, Deck, High-Efficiency Furnace, No Pet
Gds Included	Alarm system, Dishwasher, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Storage Shed
Parking	Double Detached	Single Detached	Parking Pad
Lot Shape	Normal		Normal
Frontage	50 SF	0 SF	32 SF
Depth		0 SF	100 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped patio, Paved Street,	Fenced, Back Lane, Shopping Nearby	Fenced, Paved Lane, Paved Street, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,772.07/2024	\$3,373.37/ 24	\$2,659.24/2024
List Price	\$249,900	\$279,900	\$249,900
List Price/SF	\$175.86	\$300.97	\$240.75
Sold Price	\$275,000	\$335,000	\$285,000
Sold Price/SF	\$193.53	\$360.22	\$274.57
Sell/List Ratio	110.0%	119.7%	114.0%
DOM	0	11	7



Status	Sold	Sold	Sold
MLS® #	202504872	202504654	202504620
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Elmwood
Address	647 Harbison Avenue E	622 Windsor Avenue	744 Government Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1911	/ 1911	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	2550 SF	710 SF	754 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	46.45 M2/500 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 1 TBD: 1
Baths	FB: 2 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	See remarks	Partial	Full
Construction		Wood Frame	
Exterior	Stucco	Metal	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Laminate, Tile	Laminate, Tile
Foundation	Concrete	Concrete	Concrete
Roof	See remarks	Metal	Shingle
Remodelled	Bathroom	Electrical, Exterior, Other remarks, V	Bathroom, Flooring, Furnace, Windo
Features	Air Conditioning-Central, High-Efficiency Furnace	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included		Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,
Parking	Single Attached	Rear Drive Access	Double Detached, Garage door opener, Insulated, Plug-In
Lot Shape		Normal	Normal
Frontage	0 SF	30 SF	35 SF
Depth	0 SF	115 SF	100 SF
Site Influence	Corner	Fenced, Back Lane, Landscape, Paved Street, Playground	Fenced, Paved Lane, Landscaped deck, 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	\$6,128.64/ 24	\$1,814.67/ 24	\$2,590.00/ 24
List Price	\$299,900	\$150,000	\$244,900
List Price/SF	\$117.61	\$211.27	\$324.80
Sold Price	\$288,000	\$147,000	\$267,555
Sold Price/SF	\$112.94	\$207.04	\$354.85
Sell/List Ratio	96.0%	98.0%	109.3%
DOM	55	3	9



Status	Sold	Sold	Sold
MLS® #	202504414	202503416	202503835
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Kildonan
Address	642 Union Avenue E	58 Byars Bay	621 Prince Rupert Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	OL / 1978	/ 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	824 SF	1238 SF	1008 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	None	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Brick, Stucco	Other-Remarks, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Cork, Laminate, Tile	Wall-to-wall carpet, See remarks, Vir
Foundation	Not known	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement	Furnace, Other remarks, Roof Cover
Features	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, Hood Fan, Patio	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dryer, Garage door opener, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage
Parking	Single Detached, Rear Drive Access	Single Detached	Single Detached, Parking Pad, Rear Drive Access
Lot Shape	Normal	Pie Shaped	
Frontage	0 SF		0 SF
Depth	0 SF	0 SF	0 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Street, Playground	Back Lane, Landscaped deck, Landscaped patio, Playground	Fenced, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,252.99/2024	\$3,996.60/2024	\$3,388.94/2024
List Price	\$154,900	\$429,900	\$325,000
List Price/SF	\$187.99	\$347.25	\$322.42
Sold Price	\$191,000	\$435,500	\$371,000
Sold Price/SF	\$231.80	\$351.78	\$368.06
Sell/List Ratio	123.3%	101.3%	114.2%
DOM	6	5	8



Status	Sold	Sold	Sold
MLS® #	202503314	202503099	202502794
Area/Neighbr	3B/East Kildonan	3B/Morse Place	3B/East Kildonan
Address	869 Simpson Avenue	838 Prince Rupert Avenue	579 Castle Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1958	OL / 1963	OL / 1932
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	964 SF	1001 SF	626 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco, Wood Siding	Vinyl	Aluminum Siding, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wood	Wall-to-wall carpet, Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Garage, Kitchen	Other remarks	Bathroom, Completely, Flooring, Fur
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Main floor full bathroom	Main floor full bathroom, No Pet Home, No Smoking Home
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door		Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Detached, Garage door opener, Heated, Insulated,	Single Detached	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	40 SF	30 SF
Depth	115 SF	100 SF	115 SF
Site Influence	Fenced, Landscaped deck, Shopping Nearby, Public	Paved Lane, Low maintenance landscaped, Paved Street,	Vegetable Garden, Back Lane, Paved Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,095.27/2024	\$3,361.14/ 24	\$2,445.24/2024
List Price	\$339,900	\$199,900	\$229,900
List Price/SF	\$352.59	\$199.70	\$367.25
Sold Price	\$392,500	\$234,111	\$270,000
Sold Price/SF	\$407.16	\$233.88	\$431.31
Sell/List Ratio	115.5%	117.1%	117.4%
DOM	7	13	0



Status	Sold	Sold	Sold
MLS® #	202500882	202502375	202502181
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/Morse Place
Address	449 Keenleyside Street	925 Norwich Avenue	769 Government Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1970	OL / 1977	OL / 1913
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	One and a Half
Living Area	1056 SF	875 SF	930 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	3/4
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Vinyl	Vinyl Plank	Laminate, See remarks
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Other remarks	Bathroom, Flooring, Kitchen, Window	
Features	Air Conditioning-Central	Air Conditioning-Central, High-Efficiency Furnace, No	Air conditioning wall unit
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,
Parking	Parking Pad	Parking Pad, Rear Drive Access	Single Detached
Lot Shape	Normal		
Frontage	30 SF	0 SF	50 SF
Depth	105 SF	0 SF	100 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Back Lane, Paved Lane, Park/reserve, Shopping Nearby	Fenced, Back Lane, Landscaped deck, Playground Nearby, Public
Heating	Forced Air	Forced Air	Infloor
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,523.55/2024	\$2,130.72/ 24	\$2,954.28/ 24
List Price	\$249,900	\$264,900	\$239,900
List Price/SF	\$236.65	\$302.74	\$257.96
Sold Price	\$240,000	\$260,000	\$300,000
Sold Price/SF	\$227.27	\$297.14	\$322.58
Sell/List Ratio	96.0%	98.2%	125.1%
DOM	8	14	8



Status	Sold	Sold	Sold
MLS® #	202501865	202502013	202501802
Area/Neighbr	3B/East Kildonan	3B/Morse Place	3B/East Kildonan
Address	15 Garvie Bay	82 Byars Place	634 Harbison Avenue E
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	/ 1969	OL / 1945
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	One and a Half
Living Area	952 SF	988 SF	1207 SF
Fin Basement	0.00 M2/0 SF	72.93 M2/785 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Crawl space
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Aluminum Siding, Stucco	Stucco, Vinyl	Brick, Stucco, Vinyl
Fireplace(s)		Stone	
Fireplace Fuel		Gas	
Flooring	Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings, Windows	Furnace
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet	Air Conditioning-Central	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access	Single Detached, Front Drive Access, Garage door opener,	Single Detached, Garage door opener, Oversized, Parking Pad,
Lot Shape		Pie Shaped	Normal
Frontage	37 SF		46 SF
Depth	90 SF		86 SF
Site Influence	Fenced, Playground Nearby, Shopping Nearby, Public	Cul-De-Sac, Fenced, Landscaped deck, Paved Street,	Fenced, Landscaped deck, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,877.33/2024	\$3,736.59/2024	\$3,187.01/2024
List Price	\$269,900	\$319,900	\$249,900
List Price/SF	\$283.51	\$323.79	\$207.04
Sold Price	\$297,000	\$380,000	\$325,000
Sold Price/SF	\$311.97	\$384.62	\$269.26
Sell/List Ratio	110.0%	118.8%	130.1%
DOM	8	10	6



Status	Sold	Sold	Sold
MLS® #	202501068	202501646	202501609
Area/Neighbr	3B/East Elmwood	3B/East Kildonan	3B/East Elmwood
Address	496 Besant Street	207 Kisil Bay	1044 McCalman Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1959	OL / 1970	/ 1956
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	912 SF	1056 SF	940 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Slab
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Laminate	Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main		Air Conditioning-Central, No Pet Home, No Smoking Home
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Refrigerator, Stove	Refrigerator, Stove
Parking	Carport, Front Drive Access, Paved Driveway	None	Single Detached
Lot Shape	Normal	Normal	Pie Shaped
Frontage	0 SF		
Depth	0 SF		
Site Influence	No Back Lane, Paved Street, Shopping Nearby, Public	Cul-De-Sac	Fruit Trees/Shrubs, Landscape, Paved Street, Shopping Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,287.71/2024	\$2,259.74/2024	\$2,776.85/ 24
List Price	\$339,900	\$259,900	\$159,900
List Price/SF	\$372.70	\$246.12	\$170.11
Sold Price	\$367,111	\$273,000	\$191,000
Sold Price/SF	\$402.53	\$258.52	\$203.19
Sell/List Ratio	108.0%	105.0%	119.4%
DOM	6	8	8



Status	Sold	Sold	Sold
MLS® #	202501568	202501225	202500317
Area/Neighbr	3B/East Kildonan	3B/East Elmwood	3B/East Kildonan
Address	620 Lindhurst Avenue	724 Talbot Avenue	27 Prevette Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1914	OL / 1907	OL / 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	808 SF	912 SF	988 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 0 TBD: 0	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 0 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Aluminum Siding, Wood Siding	Aluminum Siding	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Garage, Insulation		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood		Air Conditioning-Central, Hot Tub, No Smoking Home,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,		Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Detached	None	Single Detached, Parking Pad
Lot Shape	Normal		
Frontage	33 SF	0 SF	0 SF
Depth	128 SF	0 SF	0 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Low maintenance landscaped,	Flat Site, Back Lane, Not Fenced, Paved Street, Shopping	Fenced, Back Lane, Paved Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,966.31/2024	\$2,192.03/2024	\$3,636.17/2024
List Price	\$299,900	\$114,900	\$349,900
List Price/SF	\$371.16	\$125.99	\$354.15
Sold Price	\$375,620	\$75,000	\$409,900
Sold Price/SF	\$464.88	\$82.24	\$414.88
Sell/List Ratio	125.2%	65.3%	117.1%
DOM	9	0	10



Status	Sold	Sold	Sold
MLS® #	202500246	202500083	202426682
Area/Neighbr	3B/East Kildonan	3B/East Elmwood	3B/East Elmwood
Address	768 Prince Rupert Avenue	1067 McCalman Avenue	804 Chalmers Avenue E
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1956	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	768 SF	884 SF	1126 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space	Full	Slab
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,		
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dryer, Garage door opener, Microwave, Refrigerator, Washer,
Parking	Single Detached, Rear Drive Access	Single Detached, Parking Pad	Single Detached, Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	50 SF	42 SF	
Depth	100 SF	97 SF	
Site Influence	Corner, Fenced, Flat Site, Landscaped patio, Playground	Fenced, Flat Site, Back Lane	Flat Site, Back Lane, Paved Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,338.01/ 24	\$3,052.13/2024	\$2,988.76/2024
List Price	\$199,900	\$270,000	\$229,900
List Price/SF	\$260.29	\$305.43	\$204.17
Sold Price	\$230,000	\$277,700	\$215,000
Sold Price/SF	\$299.48	\$314.14	\$190.94
Sell/List Ratio	115.1%	102.9%	93.5%
DOM	7	10	15



Status	Sold	Sold	Sold
MLS® #	202428155	202426816	202512768
Area/Neighbr	3B/East Elmwood	3B/East Elmwood	3C/Fraser's Grove
Address	583 Talbot Avenue	63 Pike Crescent	33 Oakview Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1969	OL / 1945
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	One and a Half
Living Area	720 SF	696 SF	1151 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stucco, Vinyl, Wood Siding	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate	Vinyl Plank	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Electrical, Roof Coverings
Features	High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace	Air conditioning wall unit
Gds Included			Blinds, Dishwasher, Dryer, Garage door opener remote(s), Single Detached, Oversized
Parking	Parking Pad	Double Detached	
Lot Shape			Normal
Frontage	40 SF	30 SF	50 SF
Depth	0 SF	115 SF	100 SF
Site Influence	Back Lane, Shopping Nearby, Public Transportation	Fenced, Back Lane	Fenced, Golf Nearby, Landscaped patio, Park/reserve,
Heating	Forced Air	Forced Air	Heat Pump, Hot Water
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,850.65/ 24	\$2,162.74/2024	\$4,344.85/ 25
List Price	\$169,900	\$329,990	\$419,900
List Price/SF	\$235.97	\$474.12	\$364.81
Sold Price	\$176,000	\$327,500	\$432,800
Sold Price/SF	\$244.44	\$470.55	\$376.02
Sell/List Ratio	103.6%	99.2%	103.1%
DOM	2	53	7



Status	Sold	Sold	Sold
MLS® #	202511506	202511128	202509819
Area/Neighbr	3C/Fraser's Grove	3C/Fraser's Grove	3C/Fraser's Grove
Address	104 Roberta Avenue	175 Roosevelt Place	166 Mossdale Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1951	OL / 1952
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	832 SF	1299 SF	1200 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 1 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco	Stucco	Composite, Stucco
Fireplace(s)			Stone
Fireplace Fuel			Gas
Flooring	Vinyl, Wood	Laminate, Tile, Vinyl, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Roof Coverings, Windows	Exterior, Garage, Kitchen, Other rem
Features	Air conditioning wall unit, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Single Detached, Front Drive Access	Triple Detached
Lot Shape		Normal	Normal
Frontage	50 SF	50 SF	50 SF
Depth	0 SF	109 SF	109 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Flat Site, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,808.06/2025	\$3,863.36/ 24	\$4,393.43/2024
List Price	\$319,900	\$349,000	\$479,900
List Price/SF	\$384.50	\$268.67	\$399.92
Sold Price	\$307,500	\$347,500	\$560,000
Sold Price/SF	\$369.59	\$267.51	\$466.67
Sell/List Ratio	96.1%	99.6%	116.7%
DOM	10	17	6



Status	Sold	Sold	Sold
MLS® #	202509661	202506850	202509472
Area/Neighbr	3C/Fraser's Grove	3C/Fraser's Grove	3C/Fraser's Grove
Address	37 Oakview Avenue	#A 667 Kildonan Drive	27 Linden Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1945	/ 2020	OL / 1948
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Raised Bungalow	One and a Half
Living Area	1175 SF	1060 SF	1240 SF
Fin Basement	0.00 M2/0 SF	83.61 M2/900 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Composite	Stucco
Fireplace(s)		Other - See remarks	Stone
Fireplace Fuel		Electric	Gas
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl	Vinyl Plank, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Completely, Flooring, Furnace, Roof
Features	Air Conditioning-Central, Deck, Main floor full bathroom, No	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,
Parking	Single Detached	Rear Drive Access	Single Attached
Lot Shape		Normal	Normal
Frontage	0 SF	39 SF	50 SF
Depth	0 SF		100 SF
Site Influence	Fenced, Back Lane, Landscape, Private Setting, Shopping	Shopping Nearby, Treed Lot	Fruit Trees/Shrubs, Vegetable Garden, Back Lane, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,863.36/2024	\$4,145.28/ 24	\$4,469.16/ 25
List Price	\$419,900	\$409,750	\$469,900
List Price/SF	\$357.36	\$386.56	\$378.95
Sold Price	\$447,037	\$436,667	\$465,000
Sold Price/SF	\$380.46	\$411.95	\$375.00
Sell/List Ratio	106.5%	106.6%	99.0%
DOM	8	10	14



Status	Sold	Sold	Sold
MLS® #	202509274	202508932	202508298
Area/Neighbr	3C/Fraser's Grove	3C/Glenelm	3C/Fraser's Grove
Address	78 Tamarind Drive	43 Cobourg Avenue	91 Mossdale Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1971	OL / 1913	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1950 SF	1697 SF	1118 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full, See remarks	3/4	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick & Siding, Stucco	Stucco, Vinyl, Wood Siding	Brick & Siding, Stucco, Vinyl
Fireplace(s)	Stone		Glass Door, Heatilator/Fan, Stone
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Roof Coverings, Win		Basement
Features	Air conditioning wall unit, Garburator, Hood Fan, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Bar wet, High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,
Parking	Double Attached, Front Drive Access, Garage door opener,	No Garage, Parking Pad, Rear Drive Access	Double Detached, Front Drive Access, Garage door opener,
Lot Shape	Irregular		Normal
Frontage	50 SF	0 SF	49 SF
Depth	0 SF	0 SF	111 SF
Site Influence	Creek, Landscape, Landscaped patio, Playground Nearby,	Fenced, Back Lane, Landscaped deck, Paved Street	Vegetable Garden, Golf Nearby, Landscape, Landscaped patio,
Heating	Hot Water, Infloor	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	\$4,861.67/ 24	\$3,111.50/2024	\$4,159.31/2024
List Price	\$574,900	\$299,900	\$489,900
List Price/SF	\$294.82	\$176.72	\$438.19
Sold Price	\$555,000	\$299,900	\$475,000
Sold Price/SF	\$284.62	\$176.72	\$424.87
Sell/List Ratio	96.5%	100.0%	97.0%
DOM	20	23	7



Status	Sold	Sold	Sold
MLS® #	202507396	202507921	202507769
Area/Neighbr	3C/Fraser's Grove	3C/Fraser's Grove	3C/Fraser's Grove
Address	31 Linden Avenue	806 Henderson Highway	18 Litz Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1948	OL / 1948	/ 1969
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and Three Quarters	One and Three Quarters	Bungalow
Living Area	1159 SF	1205 SF	1280 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Composite	Other-Remarks, Vinyl	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank, Woc	See remarks, Vinyl, Wood	Tile, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Floor		
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	
Parking	Double Detached, Front Drive Access, Garage door opener,	Other remarks, Parking Pad, Rear Drive Access	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	53 SF	55 SF
Depth	0 SF	0 SF	102 SF
Site Influence	Golf Nearby, Back Lane, Landscaped patio, Playground	Fenced, Golf Nearby	Fenced, Golf Nearby, Accessibility Access, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,122.99/ 24	\$3,462.46/2024	\$4,601.27/2024
List Price	\$459,900	\$324,900	\$525,000
List Price/SF	\$396.81	\$269.63	\$410.16
Sold Price	\$475,000	\$318,000	\$515,000
Sold Price/SF	\$409.84	\$263.90	\$402.34
Sell/List Ratio	103.3%	97.9%	98.1%
DOM	8	26	10



Status	Sold	Sold	Sold
MLS® #	202507277	202506592	202506463
Area/Neighbr	3C/Fraser's Grove	3C/Fraser's Grove	3C/Glenelm
Address	50 Glencoe Avenue	626 Henderson Highway	71 Carmen Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1910	OL / 1938
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two and a Half	One and a Half
Living Area	1246 SF	3564 SF	953 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 5 TBD: 6	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 4 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Brick	Wood Frame
Exterior	Brick & Siding	Brick	Stucco
Fireplace(s)	Brick Facing	Stone	
Fireplace Fuel	Wood	Gas	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Wood
Foundation	Concrete	Stone	Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Bathroom, Furnace, Kitchen, Roof C	Electrical, Other remarks, Roof Cove	Bathroom, Exterior
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump	Air conditioning wall unit, In-Law Suite, Laundry - Main Floor, No	Air Conditioning-Central, Ceiling Fan, Deck, Garburator,
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dishwashers - Two, Dryer,	Blinds, Dishwasher, Microwave, Refrigerator, Stove, Surveillance
Parking	Single Detached	Double Detached, Front Drive Access, Oversized	Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	50 SF	64 SF	30 SF
Depth	111 SF	238 SF	102 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Playground Nearby,	Corner, River View	Fenced, Landscape, Park/reserve, Playground
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,177.07/ 24	\$6,421.38/ 24	\$3,004.43/2024
List Price	\$399,900	\$789,900	\$249,900
List Price/SF	\$320.95	\$221.63	\$262.22
Sold Price	\$457,050	\$720,000	\$352,000
Sold Price/SF	\$366.81	\$202.02	\$369.36
Sell/List Ratio	114.3%	91.2%	140.9%
DOM	4	61	8



Status	Sold	Sold	Sold
MLS® #	202506306	202505990	202503677
Area/Neighbr	3C/Fraser's Grove	3C/Fraser's Grove	3C/Fraser's Grove
Address	174 Canterbury Place	60 Mossdale Avenue	51 Leighton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1925	OL / 1956	OL / 1947
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	792 SF	1001 SF	1560 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Vinyl, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Furn	Other remarks, Roof Coverings, Win	Bathroom, Electrical, Furnace, Roof
Features	Air Conditioning-Central, High-Efficiency Furnace, Porch,	Air Conditioning-Central, Bar dry, No Pet Home, No Smoking	Air Conditioning-Central, Deck, Exterior walls, 2x6",
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dryer, Refrigerator, Stove, Washer, Window Coverings
Parking	Single Detached	Single Detached, Garage door opener, Rear Drive Access	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	45 SF	50 SF	50 SF
Depth	104 SF	113 SF	100 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscaped deck,	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped patio,	Fenced, Fruit Trees/Shrubs, Back Lane, Landscaped patio,
Heating	Forced Air	Baseboard, Forced Air	Forced Air
Heating Fuel	Natural gas	Electric, Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,211.97/2025	\$3,928.26/ 24	\$4,436.70/ 25
List Price	\$329,900	\$359,900	\$444,900
List Price/SF	\$416.54	\$359.54	\$285.19
Sold Price	\$350,000	\$433,000	\$430,000
Sold Price/SF	\$441.92	\$432.57	\$275.64
Sell/List Ratio	106.1%	120.3%	96.7%
DOM	11	8	4



Status	Sold	Sold	Sold
MLS® #	202504137	202504181	202504103
Area/Neighbr	3C/Fraser's Grove	3C/Glenelm	3C/Fraser's Grove
Address	169 Leighton Avenue	210 Glenwood Crescent	171 Roberta Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1927	OL / 1928	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and Three Quarters
Living Area	880 SF	1365 SF	1454 SF
Fin Basement	55.74 M2/600 SF	0.00 M2/0 SF	33.45 M2/360 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Crawl space, Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Brick, Stucco	Stucco, Vinyl
Fireplace(s)	Brick Facing	Brick Facing	
Fireplace Fuel	See remarks, Wood	Wood	
Flooring	Tile, Wood	Tile, Wood	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Furnace, Insula	Bathroom, Electrical, Furnace, Roof	Addition, Basement, Bathroom, Furn
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air conditioning wall unit, Greenhouse, Heat pump heating,	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dishwasher, Dryer, Freezer, Microwave, Refrigerator,
Parking	Front & Rear Drive Access, No Garage, Parking Pad, Plug-In,	Front Drive Access, Paved Driveway	Paved Driveway
Lot Shape	Normal	Irregular	Normal
Frontage	50 SF	33 SF	50 SF
Depth	100 SF	245 SF	99 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscaped deck, Paved	Landscaped patio, No Back Lane, Park/reserve, Playground	Fenced, Back Lane, Paved Lane, Landscaped patio, Playground
Heating	Forced Air	Heat Pump, Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,160.00/ 24	\$4,012.77/2024	\$3,133.60/ 24
List Price	\$349,000	\$409,900	\$399,900
List Price/SF	\$396.59	\$300.29	\$275.03
Sold Price	\$369,000	\$410,000	\$425,000
Sold Price/SF	\$419.32	\$300.37	\$292.30
Sell/List Ratio	105.7%	100.0%	106.3%
DOM	11	7	6



Status	Sold	Sold	Sold
MLS® #	202502152	202501431	202501020
Area/Neighbr	3C/Fraser's Grove	3C/Glenelm	3C/Fraser's Grove
Address	664 Kildonan Drive	106 Cobourg Avenue	117 Fraser's Grove
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1910	OL / 1941	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two and a Half	Bungalow	Bungalow
Living Area	3000 SF	660 SF	1080 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco	Vinyl	Brick, Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Gas		
Flooring	Tile, Wood	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete, Stone	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Garage, Insul:	Electrical, Furnace, Kitchen	Basement, Bathroom, Furnace, Kitch
Features	Ceiling Fan, Deck, Hood Fan, Hot Tub, No Smoking Home,	Air conditioning wall unit, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Parking	Double Detached, Front Drive Access, Garage door opener,	No Garage, Parking Pad, Rear Drive Access	Double Detached
Lot Shape	Normal		
Frontage	30 SF	57 SF	
Depth	100 SF	104 SF	
Site Influence	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Back Lane, Low maintenance landscaped, Paved	Fenced, Fruit Trees/Shrubs, Landscaped deck, Park/reserve,
Heating	Hot Water	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,842.92/2024	\$2,944.94/ 24	\$4,398.81/ 24
List Price	\$649,900	\$229,900	\$439,900
List Price/SF	\$216.63	\$348.33	\$407.31
Sold Price	\$610,000	\$270,000	\$515,000
Sold Price/SF	\$203.33	\$409.09	\$476.85
Sell/List Ratio	93.9%	117.4%	117.1%
DOM	9	8	10



Status	Sold	Sold	Sold
MLS® #	202501061	202428254	202427900
Area/Neighbr	3C/Glenelm	3C/Glenelm	3C/Glenelm
Address	104 Harbison Avenue	49 Carmen Avenue	262 Glenwood Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1943	OL / 1923	/ 1929
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	711 SF	576 SF	1440 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 2	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco	Vinyl	Stucco
Fireplace(s)		Glass Door	Brick Facing
Fireplace Fuel		Wood	Electric
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Furnace, Insulation, Other remarks,	Electrical, Insulation, Other remarks,
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, Hood Fan, Security Window Bars, Smoke Detectors
Gds Included	Dryer, Freezer, Refrigerator, Stove, Washer, Window	Refrigerator, Stove	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,
Parking	Parking Pad	Parking Pad	Single Detached, Front Drive Access
Lot Shape	Normal	Normal	
Frontage	43 SF	30 SF	33 SF
Depth	108 SF	103 SF	259 SF
Site Influence	Back Lane	Fenced, Paved Lane, Landscaped deck, Playground	Landscaped deck, Park/reserve, Paved Street, Playground
Heating	Forced Air	Forced Air	Baseboard, Hot Water
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,917.54/ 24	\$2,516.62/2024	\$4,358.00/ 24
List Price	\$234,900	\$194,900	\$379,900
List Price/SF	\$330.38	\$338.37	\$263.82
Sold Price	\$261,104	\$190,000	\$360,000
Sold Price/SF	\$367.23	\$329.86	\$250.00
Sell/List Ratio	111.2%	97.5%	94.8%
DOM	10	3	6



Status	Sold	Sold	Sold
MLS® #	202427189	202425833	202513782
Area/Neighbr	3C/Glenelm	3C/East Kildonan	3D/East Kildonan
Address	117 Carmen Avenue	400 Bredin Drive	646 Dunrobin Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1925	/ 1951	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	864 SF	1639 SF	1050 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Brick	Brick, Stucco	Stucco, Wood Siding
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Electric	
Flooring	Laminate, Tile, Vinyl Plank	Laminate, Tile, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Other remarks		Exterior, Furnace, Other remarks, R
Features	Air conditioning wall unit, Ceiling Fan, Deck, Main floor full	Air conditioning wall unit, Cook Top, Hood Fan, No Smoking	Air Conditioning-Central, Bar dry, High-Efficiency Furnace
Gds Included	Dryer, Freezer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dryer, Freezer, Garage door opener, Garage door opener
Parking	Single Attached	Single Attached, Front Drive Access, Garage door opener	Single Detached, Garage door opener, Oversized, Parking Pad
Lot Shape	Normal		
Frontage	30 SF	67 SF	50 SF
Depth	102 SF	101 SF	132 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Fenced, Landscaped patio, Riverfront, Shopping Nearby,	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped patio,
Heating	Hot Water	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,432.74/2024	\$6,311.11/2024	\$3,614.54/ 24
List Price	\$259,900	\$599,900	\$334,900
List Price/SF	\$300.81	\$366.02	\$318.95
Sold Price	\$240,000	\$577,000	\$320,000
Sold Price/SF	\$277.78	\$352.04	\$304.76
Sell/List Ratio	92.3%	96.2%	95.6%
DOM	41	87	8



Status	Sold	Sold	Sold
MLS® #	202510242	202513017	202510379
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	485 Roberta Avenue	559 Bronx Avenue	384 Melbourne Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1955	OL / 1946
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	980 SF	1022 SF	675 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Concrete, Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Wood	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Metal
Remodelled	Furnace, Roof Coverings	Furnace, Roof Coverings, Windows	Bathroom, Flooring, Furnace, Roof C
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Dryer, Refrigerator, Storage Shed,	Alarm system, Dryer, Freezer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Parking Pad, Plug-In, Rear Drive Access	Single Detached, Garage door opener, Oversized, Parking Pad,	Single Detached, Oversized, Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	50 SF	41 SF
Depth	100 SF		100 SF
Site Influence	Golf Nearby, Paved Lane, Landscaped patio, Paved Street,	Fenced, Landscaped patio	Flat Site, Golf Nearby, Back Lane, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,516.81/2024	\$3,506.36/2024	\$2,816.36/ 24
List Price	\$299,900	\$349,900	\$299,900
List Price/SF	\$306.02	\$342.37	\$444.30
Sold Price	\$360,000	\$423,559	\$299,900
Sold Price/SF	\$367.35	\$414.44	\$444.30
Sell/List Ratio	120.0%	121.1%	100.0%
DOM	10	8	11



Status	Sold	Sold	Sold
MLS® #	202511539	202510679	202508223
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	595 Kimberly Avenue	648 Helmsdale Avenue	509 Kimberly Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1960	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	1012 SF	1047 SF	1358 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Brick, Stucco	Stucco, Vinyl
Fireplace(s)			Free-standing
Fireplace Fuel			Gas
Flooring	Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Other remarks, Roof Coverings, Win	
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Bar dry	Air Conditioning-Central, Deck, High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Single Detached, Garage door opener	Single Detached	Single Detached
Lot Shape		Normal	
Frontage	50 SF	47 SF	50 SF
Depth	134 SF	132 SF	134 SF
Site Influence	Corner, Fenced, Fruit Trees/Shrubs, Golf Nearby,	Fenced, Golf Nearby, Back Lane, Paved Lane, Playground	Fenced, Golf Nearby, Back Lane, Landscape, Landscaped
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,154.93/2024	\$3,766.77/2024	\$3,960.71/2024
List Price	\$349,900	\$349,900	\$299,900
List Price/SF	\$345.75	\$334.19	\$220.84
Sold Price	\$372,000	\$432,000	\$367,000
Sold Price/SF	\$367.59	\$412.61	\$270.25
Sell/List Ratio	106.3%	123.5%	122.4%
DOM	8	6	8



Status	Sold	Sold	Sold
MLS® #	202510523	202510392	202510124
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	431 Hazel Dell Avenue	277 Oakview Avenue	426 Sydney Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1949	OL / 1957
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	One and a Half	Bungalow
Living Area	965 SF	925 SF	790 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Vinyl	Brick & Siding	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Other r	Flooring, Furnace, Kitchen, Roof Co'	
Features	Air Conditioning-Central, Dog run fenced in, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Dryer, Refrigerator, Storage
Parking	Single Detached, Garage door opener, Parking Pad, Rear Drive	Front Drive Access, Plug-In, Paved Driveway	Single Detached
Lot Shape	Normal	Normal	
Frontage	50 SF	50 SF	33 SF
Depth	101 SF	100 SF	99 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Other/remarks, Playground	Fenced, Golf Nearby, Paved Lane, Landscaped deck,	Back Lane, Paved Street
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,015.73/2024	\$3,041.19/ 24	\$2,814.86/2024
List Price	\$349,900	\$309,900	\$259,900
List Price/SF	\$362.59	\$335.03	\$328.99
Sold Price	\$373,000	\$385,000	\$315,000
Sold Price/SF	\$386.53	\$416.22	\$398.73
Sell/List Ratio	106.6%	124.2%	121.2%
DOM	7	9	7



Status	Sold	Sold	Sold
MLS® #	202509755	202509515	202505419
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	515 Hazel Dell Avenue	361 Chelsea Avenue	239 Neil Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1954	OL / 1949
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	985 SF	987 SF	1144 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	53.14 M2/572 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Concrete
Exterior	Brick, Stucco	Brick, Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl	Laminate, Tile, Wood	Tile, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom	Basement, Bathroom, Electrical, Flo
Features	Air Conditioning-Central, Closet Organizers, Main floor full	Air Conditioning-Central, No Smoking Home, Sump Pump	Air Conditioning-Central, Microwave built in, Monitored
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Detached, Garage door opener, Insulated, Rear Drive	Single Detached, Garage door opener, Other remarks, Parking	Single Detached, Garage door opener, Other remarks, Parking
Lot Shape			Normal
Frontage	50 SF	45 SF	42 SF
Depth	100 SF	117 SF	157 SF
Site Influence	Fenced, Back Lane, Landscaped patio, Playground Nearby,	Back Lane	Fenced, Vegetable Garden, Back Lane, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air, Space Heater
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,782.24/2024	\$3,471.61/ 24	\$2,885.81/ 24
List Price	\$399,500	\$339,900	\$349,900
List Price/SF	\$405.58	\$344.38	\$305.86
Sold Price	\$440,000	\$351,500	\$450,000
Sold Price/SF	\$446.70	\$356.13	\$393.36
Sell/List Ratio	110.1%	103.4%	128.6%
DOM	7	7	9



Status	Sold	Sold	Sold
MLS® #	202509137	202508173	202507797
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	263 Sydney Avenue	299 Roberta Avenue	240 Neil Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1931	/ 1951	OL / 1948
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	800 SF	781 SF	1200 SF
Fin Basement	0.00 M2/0 SF	39.02 M2/420 SF	65.03 M2/700 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings	Furnace, Roof Coverings, Windows
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace,	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,
Parking	Single Detached, Parking Pad	Single Detached, Garage door opener, Oversized, Parking Pad,	Single Detached
Lot Shape		Normal	Normal
Frontage	49 SF	44 SF	41 SF
Depth	100 SF	99 SF	157 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Corner, Fenced, Vegetable Garden, Back Lane, Landscaped	Fenced, Flat Site, Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,153.23/ 24	\$3,183.39/2024	\$3,465.44/2024
List Price	\$319,900	\$349,900	\$299,900
List Price/SF	\$399.88	\$448.02	\$249.92
Sold Price	\$370,000	\$350,000	\$351,000
Sold Price/SF	\$462.50	\$448.14	\$292.50
Sell/List Ratio	115.7%	100.0%	117.0%
DOM	6	10	8



Status	Sold	Sold	Sold
MLS® #	202507725	202507404	202507155
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	320 Helmsdale Avenue	432 Chelsea Avenue	572 Hazel Dell Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1951	OL / 1955	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1396 SF	1030 SF	1091 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: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Vinyl, Wood Siding	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)	Tile Facing	Brick Facing	
Fireplace Fuel	Gas	Electric	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Basement, Bathroom, Elec	Flooring, Furnace, Kitchen, Other rei	
Features	Air Conditioning-Central, Ceiling Fan, Electronic Air Cleaner,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar dry, High-Efficiency Furnace
Gds Included	Alarm system, Dishwasher, Dryer, Fridges - Two, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Double Detached, Garage door opener, Parking Pad, Rear Drive	Single Detached	Single Detached, Front Drive Access, Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	55 SF	50 SF	60 SF
Depth	133 SF	117 SF	99 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Lane, Landscape,	Fenced, Flat Site, Golf Nearby, Back Lane, Public Transportation	Golf Nearby, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,113.68/ 24	\$3,896.80/ 24	\$3,629.95/2024
List Price	\$439,900	\$399,800	\$399,999
List Price/SF	\$315.11	\$388.16	\$366.64
Sold Price	\$519,000	\$440,432	\$450,000
Sold Price/SF	\$371.78	\$427.60	\$412.47
Sell/List Ratio	118.0%	110.2%	112.5%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202506624	202506243	202505913
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	481 Neil Avenue	476 Sydney Avenue	547 Melbourne Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1923	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1050 SF	757 SF	1030 SF
Fin Basement		0.00 M2/O SF	0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	3/4, Crawl space	Full
Construction		Wood Frame	
Exterior	Aluminum Siding	Stucco, Vinyl	Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Not known	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace		Bathroom, Other remarks
Features	Air Conditioning-Central, Laundry - Main Floor, Main floor full	Air Conditioning-Central, No Pet Home, No Smoking Home	Air Conditioning-Central, Dog run fenced in, High-Efficiency
Gds Included	Dryer, Freezer, Garage door opener, Refrigerator, Stove,	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Double Detached	Single Detached, Oversized, Parking Pad	Parking Pad, Rear Drive Access
Lot Shape		Normal	Normal
Frontage	50 SF	33 SF	50 SF
Depth	154 SF		120 SF
Site Influence	Fenced, Back Lane, Shopping Nearby	Fenced, Paved Lane, Public Transportation	Fenced, Vegetable Garden, Golf Nearby, Back Lane, No Through
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,582.09/ 24	\$2,479.14/2024	\$3,939.08/ 24
List Price	\$319,000	\$175,000	\$419,900
List Price/SF	\$303.81	\$231.18	\$407.67
Sold Price	\$391,000	\$160,000	\$419,900
Sold Price/SF	\$372.38	\$211.36	\$407.67
Sell/List Ratio	122.6%	91.4%	100.0%
DOM	7	38	8



Status	Sold	Sold	Sold
MLS® #	202505877	202505827	202505708
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	454 Roberta Avenue	232 Hazel Dell Avenue	603 Helmsdale Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1929	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1030 SF	672 SF	1338 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Half basement, Partial	Full
Construction			
Exterior	Brick, Stucco, Wood Siding	Wood Siding	Stone, Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl, Wood	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Furnace, Roof Coverings,	Roof Coverings	Furnace, Roof Coverings
Features	Heat pump heating, High-Efficiency Furnace, Main	Air Conditioning-Central, No Pet Home, Sump Pump	Air Conditioning-Central, Ceiling Fan, Closet Organizers, Dog run
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dryer, Freezer, Garage door opener, Garage door opener
Parking	Single Detached, Parking Pad, Rear Drive Access	Single Detached	Single Detached
Lot Shape	Normal	Normal	Normal
Frontage	49 SF	50 SF	60 SF
Depth	100 SF	100 SF	132 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscaped patio, Paved	Fenced, Back Lane, Paved Street, Shopping Nearby, Public	Corner, Fenced, Golf Nearby, Low maintenance landscaped,
Heating	Forced Air, Heat Pump	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,694.13/ 24	\$2,576.01/2024	\$3,636.94/2024
List Price	\$369,900	\$224,900	\$379,900
List Price/SF	\$359.13	\$334.67	\$283.93
Sold Price	\$369,900	\$252,000	\$450,000
Sold Price/SF	\$359.13	\$375.00	\$336.32
Sell/List Ratio	100.0%	112.0%	118.5%
DOM	6	8	7



Status	Sold	Sold	Sold
MLS® #	202505441	202504946	202505119
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	425 Oakview Avenue	460 Dunrobin Avenue	429 Linden Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1956	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	1030 SF	1120 SF	936 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco	Stucco	Wood Siding
Fireplace(s)			Other - See remarks
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Electrical, Furnace, Kitchen, Roof Co	Other remarks	Electrical, Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, Bar dry, Cook Top, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
Gds Included	Dishwasher, Dryer, Freezer, Fridges - Two, Garage door	Dishwasher, Dryer, Freezer, Refrigerator, Storage Shed,	Fridges - Two, Garage door opener, Garage door opener
Parking	Single Detached	Parking Pad	Single Detached
Lot Shape	Normal		
Frontage	50 SF	50 SF	50 SF
Depth	100 SF	132 SF	95 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped patio,	Fenced, Golf Nearby, Back Lane, Playground Nearby,	Fenced, Vegetable Garden, Golf Nearby, Back Lane, Paved Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,592.90/ 25	\$3,538.82/ 24	\$3,588.26/2024
List Price	\$369,900	\$349,800	\$399,899
List Price/SF	\$359.13	\$312.32	\$427.24
Sold Price	\$357,700	\$440,000	\$390,000
Sold Price/SF	\$347.28	\$392.86	\$416.67
Sell/List Ratio	96.7%	125.8%	97.5%
DOM	9	9	9



Status	Sold	Sold	Sold
MLS® #	202505012	202504066	202503395
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	221 Helmsdale Avenue	310 Linden Avenue	287 Hazel Dell Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1949	/ 2025
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Two Storey
Living Area	792 SF	954 SF	1401 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Stucco	Composite, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Tile, Wood	Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Exterior, Floor	
Features	Air Conditioning-Central, Heat recovery ventilator, Hood Fan,	Air Conditioning-Central, Deck, Main floor full bathroom, No	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	
Parking	Single Detached, Garage door opener, Oversized	Double Detached, Rear Drive Access	Unpaved Driveway
Lot Shape		Normal	Normal
Frontage	41 SF	37 SF	25 SF
Depth	134 SF	101 SF	105 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Paved Lane, Low maintenance	Fenced, Golf Nearby, Back Lane, Landscaped deck,	Flat Site, Golf Nearby, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,313.99/ 24	\$3,602.90/ 24	\$0.00/ 24
List Price	\$329,900	\$359,900	\$449,900
List Price/SF	\$416.54	\$377.25	\$321.13
Sold Price	\$366,000	\$397,310	\$445,000
Sold Price/SF	\$462.12	\$416.47	\$317.63
Sell/List Ratio	110.9%	110.4%	98.9%
DOM	11	7	40



Status	Sold	Sold	Sold
MLS® #	202503051	202502598	202502477
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	341 Chelsea Avenue	421 Sydney Avenue	530 Melbourne Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1946	OL / 1914
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	One and a Half
Living Area	792 SF	1320 SF	950 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stucco	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Wood	Vinyl	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Windows
Features	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, Smoke Detectors	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Workshop	Single Detached, Front Drive Access	Single Detached
Lot Shape			Normal
Frontage	43 SF	0 SF	
Depth	117 SF	0 SF	
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Fruit Trees/Shrubs, Back Lane, Paved Street, Playground	Fenced
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,219.71/ 24	\$3,221.12/2024	\$2,414.59/2024
List Price	\$329,900	\$299,900	\$259,900
List Price/SF	\$416.54	\$227.20	\$273.58
Sold Price	\$329,900	\$330,000	\$272,000
Sold Price/SF	\$416.54	\$250.00	\$286.32
Sell/List Ratio	100.0%	110.0%	104.7%
DOM	2	7	10



Status	Sold	Sold	Sold
MLS® #	202502220	202502210	202502098
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	312 Helmsdale Avenue	285 Hazel Dell Avenue	221 Hazel Dell Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1952	/ 2025	OL / 1951
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	2067 SF	1401 SF	936 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Composite, Stucco	Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, See remarks, Vinyl, Wood	Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Laundry - Main Floor, No Smoking Home,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener		Blinds, Dishwasher, Dryer, Refrigerator, Stove, TV Wall
Parking	Double Detached, Garage door opener, Parking Pad	Unpaved Driveway	Single Detached, Oversized
Lot Shape	Normal		
Frontage	50 SF	25 SF	46 SF
Depth	130 SF	105 SF	0 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Low maintenance	Flat Site, Golf Nearby, Playground Nearby, Shopping	Fenced, Golf Nearby, Landscaped patio, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,555.71/ 24	\$0.00/ 24	\$3,514.88/ 24
List Price	\$479,900	\$449,899	\$369,900
List Price/SF	\$232.17	\$321.13	\$395.19
Sold Price	\$531,000	\$449,000	\$421,500
Sold Price/SF	\$256.89	\$320.49	\$450.32
Sell/List Ratio	110.6%	99.8%	113.9%
DOM	6	59	7



Status	Sold	Sold	Sold
MLS® #	202501954	202501636	202501447
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	532 Linden Avenue	233 Oakview Avenue	889 Brazier Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 2021	OL / 1913
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	One and Three Quarters
Living Area	1131 SF	1570 SF	1010 SF
Fin Basement	49.33 M2/531 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Wood Siding	Stone, Stucco	Aluminum Siding, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Wood
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Flooring, Plum		Bathroom, Furnace, Kitchen, Window
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
Parking	Single Detached	Other remarks, Rear Drive Access	Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	50 SF	33 SF	0 SF
Depth	101 SF	100 SF	0 SF
Site Influence	Fenced, Back Lane, Paved Lane, Landscaped deck, Landscaped	Golf Nearby, Back Lane, Paved Lane, Paved Street, Playground	Fenced, Paved Lane, Landscaped deck, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,177.07/ 24	\$4,759.55/2024	\$2,921.52/ 24
List Price	\$459,900	\$499,900	\$269,900
List Price/SF	\$406.63	\$318.41	\$267.23
Sold Price	\$453,000	\$500,000	\$260,000
Sold Price/SF	\$400.53	\$318.47	\$257.43
Sell/List Ratio	98.5%	100.0%	96.3%
DOM	15	42	5



Status	Sold	Sold	Sold
MLS® #	202501470	202501532	202501283
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	560 Kimberly Avenue	213 Oakview Avenue	1010 Roch Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1921	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	One and a Half
Living Area	1009 SF	701 SF	1841 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	32.52 M2/350 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 2	BDA: 4 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Partial	Full
Construction			Wood Frame
Exterior	Vinyl	Stucco	Brick & Siding, Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Laminate	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	See remarks	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Flooring	Other remarks
Features	Air Conditioning-Central	High-Efficiency Furnace, Main floor full bathroom	Air Conditioning-Central, Main floor full bathroom, Monitored
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, TV Wall	Dishwasher, Dryer, Refrigerator, Stove, Washer	Alarm system, Dryer, Freezer, Refrigerator, Stove, Washer,
Parking	Double Detached, Garage door opener, Parking Pad, Rear Drive	Single Detached	Double Detached
Lot Shape			Normal
Frontage	50 SF	41 SF	60 SF
Depth		100 SF	109 SF
Site Influence	Fenced, Flat Site, Paved Lane, Shopping Nearby, Public	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Fenced, Golf Nearby, Back Lane, Landscape, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,484.72/2024	\$2,654.00/2024	\$4,631.55/ 24
List Price	\$339,900	\$179,900	\$350,000
List Price/SF	\$336.87	\$256.63	\$190.11
Sold Price	\$341,000	\$155,000	\$355,000
Sold Price/SF	\$337.96	\$221.11	\$192.83
Sell/List Ratio	100.3%	86.2%	101.4%
DOM	8	21	9



Status	Sold	Sold	Sold
MLS® #	202501054	202500967	202500853
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	557 Chelsea Avenue	334 Greene Avenue	446 Roberta Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1955	OL / 1952	/ 1919
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	912 SF	910 SF	821 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 5	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Stone, Stucco
Fireplace(s)	Glass Door		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Laminate, Wood	Vinyl
Foundation	Concrete	Concrete	Block, Concrete
Roof	Shingle	Wood/shingles	Shingle
Remodelled	Basement, Bathroom, Flooring, Kitchen	Bathroom, Exterior, Kitchen	Bathroom, Flooring, Kitchen
Features	Air Conditioning-Central, Bar dry, Deck, Hot Tub, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, Main	Deck, Main floor full bathroom
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Play structure,	Blinds, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached, Oversized, Parking Pad, Rear Drive Access	Single Detached, Oversized, Parking Pad, Rear Drive Access	Rear Drive Access
Lot Shape			
Frontage	0 SF	50 SF	33 SF
Depth	0 SF	100 SF	99 SF
Site Influence	Fenced, Landscaped deck, Park/reserve, Paved Street,	Fenced, Back Lane, Paved Lane, Playground Nearby, Public	Golf Nearby, Back Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Baseboard
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,473.91/ 24	\$3,387.36/ 24	\$2,903.57/2023
List Price	\$379,900	\$349,900	\$279,900
List Price/SF	\$416.56	\$384.51	\$340.93
Sold Price	\$430,000	\$406,000	\$270,000
Sold Price/SF	\$471.49	\$446.15	\$328.87
Sell/List Ratio	113.2%	116.0%	96.5%
DOM	5	8	4



Status	Sold	Sold	Sold
MLS® #	202500325	202500137	202428080
Area/Neighbr	3D/East Kildonan	3D/East Kildonan	3D/East Kildonan
Address	557 Trent Avenue	663 Dunrobin Avenue	289 Oakview Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1922	OL / 1961	OL / 1921
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	590 SF	1045 SF	920 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Crawl space	Full	3/4
Construction			Wood Frame
Exterior	Stucco, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Wood	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Wood/shingles
Remodelled		Furnace	Bathroom, Flooring, Other remarks
Features		Air Conditioning-Central	Main floor full bathroom
Gds Included		Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Refrigerator, See remarks, Washer
Parking	None	Single Detached	Single Detached, Parking Pad, Paved Driveway, Rear Drive
Lot Shape	Normal		Normal
Frontage	25 SF	55 SF	40 SF
Depth	98 SF	0 SF	100 SF
Site Influence	Back Lane, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Golf Nearby, Landscaped patio, Park/reserve,	Fruit Trees/Shrubs, Golf Nearby, Back Lane, Landscape, Paved
Heating	See remarks	Forced Air	Forced Air
Heating Fuel	See remarks	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$1,774.81/ 24	\$3,665.87/ 24	\$2,340.42/ 24
List Price	\$124,900	\$399,900	\$219,900
List Price/SF	\$211.69	\$382.68	\$239.02
Sold Price	\$100,000	\$406,000	\$196,000
Sold Price/SF	\$169.49	\$388.52	\$213.04
Sell/List Ratio	80.1%	101.5%	89.1%
DOM	18	7	58



Status	Sold	Sold	Sold
MLS® #	202426059	202513313	202513260
Area/Neighbr	3D/East Kildonan	3D/North Kildonan	3E/Valley Gardens
Address	309 Dunrobin Avenue	407 Linden Avenue	57 Rudolph Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1950	OL / 1956	OL / 1972
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	905 SF	1040 SF	1044 SF
Fin Basement	55.74 M2/600 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Stucco	Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wood	Wood	Wall-to-wall carpet, Vinyl Plank, Woc
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Front & Rear Drive Access	Single Detached	Single Detached
Lot Shape			
Frontage	43 SF	50 SF	31 SF
Depth	95 SF	100 SF	99 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Shopping Nearby, Public	Fenced, Landscaped deck, Playground Nearby, Shopping	Back Lane, Paved Lane, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,494.54/ 24	\$3,798.08/ 24	\$3,006.49/2024
List Price	\$339,900	\$440,000	\$319,000
List Price/SF	\$375.58	\$423.08	\$305.56
Sold Price	\$339,900	\$440,000	\$367,513
Sold Price/SF	\$375.58	\$423.08	\$352.02
Sell/List Ratio	100.0%	100.0%	115.2%
DOM	40	0	7



Status	Sold	Sold	Sold
MLS® #	202510681	202510019	202509675
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Valley Gardens
Address	87 Reay Crescent	7 John Taylor Place	181 Tu-Pelo Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 1976	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Bi-Level
Living Area	1040 SF	1376 SF	842 SF
Fin Basement	71.91 M2/774 SF	111.48 M2/1,200 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 2	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stucco, Vinyl	Stone, Stucco	Stucco, Wood Siding
Fireplace(s)	Direct vent	Stone	
Fireplace Fuel	Gas	Gas, Wood	
Flooring	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Furnace, Kitchen
Features		Air Conditioning-Central, Main floor full bathroom, Monitored	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),
Parking	Double Detached	Double Attached, Front Drive Access, Garage door opener,	Double Detached
Lot Shape	Normal	Pie Shaped	Normal
Frontage	49 SF	65 SF	55 SF
Depth	145 SF	110 SF	100 SF
Site Influence	Golf Nearby, Landscape, No Back Lane, Paved Street,	Fenced, Flat Site, Landscaped patio, No Back Lane, Paved	Fenced, Paved Lane, Landscaped deck, Paved Street, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,299.42/ 24	\$4,624.76/2024	\$3,605.66/2024
List Price	\$399,900	\$449,900	\$359,900
List Price/SF	\$384.52	\$326.96	\$427.43
Sold Price	\$425,000	\$487,000	\$343,350
Sold Price/SF	\$408.65	\$353.92	\$407.78
Sell/List Ratio	106.3%	108.2%	95.4%
DOM	7	10	11



Status	Sold	Sold	Sold
MLS® #	202508687	202508788	202508716
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Valley Gardens
Address	70 Amelia Crescent	83 Hobbs Crescent	23 Lemmen Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1973	OL / 1973
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	1272 SF	850 SF	1080 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Tile
Foundation	See remarks	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Flooring, Kitchen	Bathroom
Features	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Main floor full bathroom, Microwave	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Dryer, Garage door opener, Refrigerator, Stove, Washer	Dishwasher, Dryer, Microwave, Refrigerator, Stove, TV Wall	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Attached	Single Detached, Front Drive Access	Double Detached
Lot Shape		Normal	Pie Shaped
Frontage		50 SF	0 SF
Depth		100 SF	0 SF
Site Influence	Corner, Fenced, No Back Lane, Public Transportation	Fenced, Flat Site, Golf Nearby, Landscaped patio, Paved Street,	Corner, Fenced, No Back Lane, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,315.56/2024	\$3,405.67/2024	\$4,138.02/2024
List Price	\$349,999	\$349,900	\$399,900
List Price/SF	\$275.16	\$411.65	\$370.28
Sold Price	\$419,000	\$375,000	\$456,000
Sold Price/SF	\$329.40	\$441.18	\$422.22
Sell/List Ratio	119.7%	107.2%	114.0%
DOM	7	7	6



Status	Sold	Sold	Sold
MLS® #	202508748	202507701	202508676
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Eaglemere
Address	77 Ravenhill Road	966 London Street	7 Golden Eagle Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	/ 1974	OL / 1999
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1156 SF	960 SF	1491 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)			Direct vent
Fireplace Fuel			Gas
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Wood/shingles	Shingle	Shingle
Remodelled	Exterior		Flooring, Furnace, Other remarks, R
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	High-Efficiency Furnace	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls,
Gds Included	Alarm system, Dishwasher, Dryer, Refrigerator, Stove,		Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached, Parking Pad	No Garage, Rear Drive Access	Double Attached
Lot Shape			Normal
Frontage	31 SF	0 SF	42 SF
Depth	126 SF	0 SF	115 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Flat Site, Back Lane, Landscape, Paved Street, Public	Fenced, Low maintenance landscaped, Landscaped deck,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,759.42/2024	\$2,653.37/ 24	\$4,742.23/2024
List Price	\$279,900	\$325,000	\$484,900
List Price/SF	\$242.13	\$338.54	\$325.22
Sold Price	\$350,000	\$324,000	\$520,019
Sold Price/SF	\$302.77	\$337.50	\$348.77
Sell/List Ratio	125.0%	99.7%	107.2%
DOM	7	1	7



Status	Sold	Sold	Sold
MLS® #	202507743	202508290	202508268
Area/Neighbr	3E/Eaglemere	3E/Valley Gardens	3E/Eaglemere
Address	51 Timberline Drive	900 London Street	108 Eaglemere Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1997	/ 1975	OL / 1993
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1167 SF	1260 SF	1394 SF
Fin Basement	92.90 M2/1,000 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stucco	Stucco, Vinyl	Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood	Vinyl, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Basement, Bathroom, Electrical, Ext.	Flooring
Features	Air Conditioning-Central, Cook Top, High-Efficiency Furnace, No	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Single Detached, Garage door opener, Oversized	Double Attached
Lot Shape	Normal		Normal
Frontage	41 SF	60 SF	40 SF
Depth	114 SF	100 SF	0 SF
Site Influence	Fenced, Golf Nearby, Lakefront, Lake View, Landscape	Corner, Fenced, Fruit Trees/Shrubs, Landscaped patio,	Fenced, Vegetable Garden, Landscape, Landscaped patio, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,170.84/ 24	\$4,844.52/2024	\$4,280.66/ 24
List Price	\$545,000	\$459,900	\$499,900
List Price/SF	\$467.01	\$365.00	\$358.61
Sold Price	\$540,000	\$468,050	\$510,000
Sold Price/SF	\$462.72	\$371.47	\$365.85
Sell/List Ratio	99.1%	101.8%	102.0%
DOM	13	9	8



Status	Sold	Sold	Sold
MLS® #	202507656	202507070	202507222
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Valley Gardens
Address	31 Bonnydoon Place	68 Treger Bay	31 Amelia Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1972	/ 1976
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Bungalow
Living Area	880 SF	1080 SF	880 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stucco	Stucco, Wood Siding	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Insulat		Other remarks
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main		Air Conditioning-Central, Main floor full bathroom, No Pet Home,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, See	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window	Alarm system, Bar Fridge, Dryer, Microwave, See remarks,
Parking	Front Drive Access	Parking Pad	Front Drive Access
Lot Shape	Normal		
Frontage	51 SF	30 SF	35 SF
Depth	105 SF	100 SF	98 SF
Site Influence	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Back Lane, Low maintenance landscaped, Playground Nearby,	Fenced, Landscaped deck, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,307.93/ 24	\$2,024.00/2650	\$2,954.70/2024
List Price	\$349,900	\$309,990	\$249,900
List Price/SF	\$397.61	\$287.03	\$283.98
Sold Price	\$407,500	\$300,000	\$315,000
Sold Price/SF	\$463.07	\$277.78	\$357.95
Sell/List Ratio	116.5%	96.8%	126.1%
DOM	8	8	7



Status	Sold	Sold	Sold
MLS® #	202507118	202506588	202506110
Area/Neighbr	3E/Valley Gardens	3E/Eaglemere	3E/Valley Gardens
Address	67 Menno Bay	84 Eaglemere Drive	7 McCready Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	/ 1993	OL / 1975
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1300 SF	1630 SF	998 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco	Brick, Stucco	Other-Remarks
Fireplace(s)		Stove	
Fireplace Fuel		Wood	
Flooring	Laminate, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement		Electrical, Other remarks, Roof Cove
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency	Air Conditioning-Central, Ceiling Fan, Deck, Garburator, Hood	Air Conditioning-Central, No Smoking Home, Sunroom
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Freezer, Garage door opener remote(s),
Parking	Double Detached, Garage door opener, Oversized, Parking Pad,	Double Attached	Double Detached, Garage door opener, Parking Pad, Rear Drive
Lot Shape	Pie Shaped	Normal	
Frontage		40 SF	55 SF
Depth		0 SF	99 SF
Site Influence	Fenced, Paved Lane, Landscaped patio, Playground	Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscape,	Fenced, Paved Lane, Playground Nearby, Private Yard, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,476.74/2024	\$4,302.30/2024	\$3,822.37/2024
List Price	\$419,900	\$495,000	\$369,900
List Price/SF	\$323.00	\$303.68	\$370.64
Sold Price	\$475,000	\$485,000	\$403,000
Sold Price/SF	\$365.38	\$297.55	\$403.81
Sell/List Ratio	113.1%	98.0%	108.9%
DOM	5	18	5



Status	Sold	Sold	Sold
MLS® #	202505995	202504919	202505245
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Valley Gardens
Address	179 Antrim Road	2 Reay Crescent	83 Norilyn Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1973	OL / 1973	OL / 1973
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bungalow	Two Storey
Living Area	860 SF	1012 SF	2023 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4	BDA: 3 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco, Wood Siding	Stucco, Vinyl	Stone, Stucco, Wood Siding
Fireplace(s)			Stone
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings, Windows		Bathroom, Completely, Electrical, Ex
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Closet Organizers, Garburator, Heat
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Dryer, Garage door opener, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Freezer, Garage door opener,
Parking	Carport, Front Drive Access	Single Detached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape	Normal		Normal
Frontage	34 SF	37 SF	60 SF
Depth	100 SF	0 SF	110 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, Playground	Fenced, Landscape, Landscaped deck, Playground Nearby,	Fenced, No Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,842.00/2024	\$3,080.65/2024	\$5,090.38/ 24
List Price	\$289,900	\$289,900	\$529,900
List Price/SF	\$337.09	\$286.46	\$261.94
Sold Price	\$315,000	\$345,000	\$530,000
Sold Price/SF	\$366.28	\$340.91	\$261.99
Sell/List Ratio	108.7%	119.0%	100.0%
DOM	8	7	22



Status	Sold	Sold	Sold
MLS® #	202505003	202504282	202504007
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Eaglemere
Address	839 London Avenue	52 Treger Bay	11 Eaglemere Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	OL /	OL / 1993
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Split-4 Level
Living Area	1050 SF	1080 SF	1760 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete		
Exterior	Stucco	Stucco	Stucco, Vinyl
Fireplace(s)			Corner, Glass Door
Fireplace Fuel			Gas
Flooring	Laminate, Vinyl	Laminate	Wall-to-wall carpet, Laminate, Tile, V
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Furnace, Kitchen, Laundry, Windows		Bathroom, Exterior, Flooring, Furnac
Features	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace, Infrared camera, Irrigation system, Kitchen island, Laundry room, Porch, Stained concrete, Walk-in closet, Water softener, Window coverings, Wood burning fireplace, Wood deck, Wood siding, Zoned heating		Air Conditioning-Central, Deck, Garburator, Heat recovery
Gds Included	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator, Stainles		Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer, Fridge, Garage door opener, Handheld shower, Infrared camera, Irrigation system, Kitchen island, Laundry room, Porch, Stained concrete, Walk-in closet, Water softener, Window coverings, Wood burning fireplace, Wood deck, Wood siding, Zoned heating
Parking	Double Detached	Parking Pad	Double Attached, Front Drive Access
Lot Shape	Normal		Normal
Frontage	50 SF		44 SF
Depth	100 SF		116 SF
Site Influence	Fenced, Paved Lane, Landscaped deck, Landscaped	Fenced, Back Lane, Playground Nearby	Fenced, Lake View, Landscaped deck, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,168.55/ 25	\$2,735.54/ 24	\$4,773.64/2024
List Price	\$399,900	\$149,900	\$549,900
List Price/SF	\$380.86	\$138.80	\$312.44
Sold Price	\$425,000	\$192,000	\$586,000
Sold Price/SF	\$404.76	\$177.78	\$332.95
Sell/List Ratio	106.3%	128.1%	106.6%
DOM	6	1	8



Status	Sold	Sold	Sold
MLS® #	202503930	202503423	202502297
Area/Neighbr	3E/Valley Gardens	3E/East Kildonan	3E/Eaglemere
Address	15 Lemmen Drive	97 Tu-pelo Avenue	214 Golden Eagle Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1976	OL / 2005
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bi-Level	Bungalow
Living Area	1090 SF	924 SF	1301 SF
Fin Basement	74.32 M2/800 SF	78.97 M2/850 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 5	BDA: 2 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stucco	Stucco	Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, High-Efficiency	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main	Air Conditioning-Central, Deck, Jetted Tub, Laundry - Main Floor,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	No Garage	Single Detached, Garage door opener, Oversized, Parking Pad,	Double Attached
Lot Shape	Irregular	Normal	Normal
Frontage	52 SF	56 SF	42 SF
Depth	0 SF	106 SF	152 SF
Site Influence	Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane,	Fenced, Flat Site, Landscape, Landscaped deck, No Back	Fenced, Low maintenance landscaped, No Back Lane,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,650.07/2024	\$3,665.67/2024	\$4,346.27/2024
List Price	\$389,900	\$369,900	\$499,900
List Price/SF	\$357.71	\$400.32	\$384.24
Sold Price	\$389,900	\$396,000	\$529,900
Sold Price/SF	\$357.71	\$428.57	\$407.30
Sell/List Ratio	100.0%	107.1%	106.0%
DOM	6	11	8



Status	Sold	Sold	Sold
MLS® #	202502212	202501460	202501726
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/Valley Gardens
Address	54 Rockspur Street	18 John Taylor Place	751 Louelda Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1976	/ 1977
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1030 SF	1357 SF	936 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stone, Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Stone	Glass Door
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Vinyl	Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Bathroom, Electrical, Flooring, Furnace	
Features	Bar dry, Dog run fenced in, Main floor full bathroom	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Hood Fan, Smoke Detectors
Gds Included	Dishwasher, Dryer, Refrigerator, Stove, Washer	Garage door opener, Garage door opener remote(s),	
Parking	Single Detached, Front Drive Access, Insulated, Oversized	Single Attached	Single Detached
Lot Shape			Normal
Frontage	0 SF	57 SF	33 SF
Depth	0 SF	110 SF	100 SF
Site Influence	Fenced, Flat Site, Landscape, Landscaped deck, Landscaped	Fenced, Low maintenance landscaped, Landscaped deck,	Fenced, Back Lane, Landscape, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,811.56/2024	\$4,701.71/2024	\$2,733.87/2024
List Price	\$432,000	\$449,900	\$289,900
List Price/SF	\$419.42	\$331.54	\$309.72
Sold Price	\$425,000	\$540,000	\$270,000
Sold Price/SF	\$412.62	\$397.94	\$288.46
Sell/List Ratio	98.4%	120.0%	93.1%
DOM	44	8	57



Status	Sold	Sold	Sold
MLS® #	202501354	202501465	202500800
Area/Neighbr	3E/Valley Gardens	3E/Valley Gardens	3E/East Kildonan
Address	165 AVACO Drive	14 Merrill Crescent	779 Bronx Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1973	OL / 1972	OL / 1979
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Split-3 Level	Bungalow
Living Area	1196 SF	1076 SF	905 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full, See remarks	Full
Construction	Wood Frame		
Exterior	Stucco, Wood Siding	Stucco	Stucco, Vinyl
Fireplace(s)			Brick Facing
Fireplace Fuel			Wood
Flooring	Laminate, Vinyl	Laminate, Tile	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete, See remarks
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Kitchen, Windows	Basement, Bathroom, Exterior, Floor	
Features	Air Conditioning-Central, Dog run fenced in, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Hood
Gds Included	Dryer, Refrigerator, Stove, Washer, Window Coverings	Dishwasher, Garage door opener, Garage door opener	Dryer, Refrigerator, Storage Shed, Stove, Washer
Parking	Front Drive Access	Double Detached	Parking Pad, Rear Drive Access
Lot Shape	Normal		
Frontage		48 SF	0 SF
Depth		100 SF	0 SF
Site Influence	Fenced, Flat Site, Paved Street, Playground Nearby, Shopping	Fenced, No Back Lane, Paved Street, Playground Nearby,	Fenced, Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,610.10/ 24	\$3,721.05/2024	\$2,784.01/ 24
List Price	\$301,000	\$449,900	\$319,900
List Price/SF	\$251.67	\$418.12	\$353.48
Sold Price	\$280,000	\$460,000	\$309,000
Sold Price/SF	\$234.11	\$427.51	\$341.44
Sell/List Ratio	93.0%	102.2%	96.6%
DOM	1	11	6



Status	Sold	Sold	Sold
MLS® #	202428410	202512974	202506210
Area/Neighbr	3E/Valley Gardens	3F/North Kildonan	3F/North Kildonan
Address	809 Gateway Road	538 Cedarcrest Drive	160 Vryenhoek Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1975	OL / 1960	/ 1960
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	2420 SF	1005 SF	936 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 6 TBD: 6	BDA: 3 TBD: 3	BDA: 2 TBD: 2
Baths	FB: 2 HB: 2 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco, Wood Siding	Stone, Stucco, Vinyl	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Metal	Shingle	Shingle
Remodelled	Bathroom, Electrical, Flooring, Kitchen	Furnace, Roof Coverings	Addition, Windows
Features	Ceiling Fan, No Pet Home, No Smoking Home, Smoke	Air Conditioning-Central, Bar wet, Cook Top, High-Efficiency	Air Conditioning-Central, Monitored Alarm, Sump Pump,
Gds Included	Storage Shed	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,
Parking	No Garage, Parking Pad, Rear Drive Access	Double Detached, Front Drive Access, Paved Driveway	Double Detached, Oversized
Lot Shape	Normal	Normal	Irregular
Frontage	60 SF	55 SF	45 SF
Depth		110 SF	0 SF
Site Influence	Fenced, Flat Site, Back Lane, Paved Street, Shopping Nearby,	Golf Nearby, Park/reserve, Paved Street, Playground Nearby,	Fenced, Golf Nearby, Playground Nearby, Shopping Nearby, Public
Heating	Baseboard	Forced Air	Forced Air
Heating Fuel	Electric	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,398.02/ 24	\$3,725.02/ 24	\$3,659.13/2024
List Price	\$499,900	\$339,900	\$279,900
List Price/SF	\$206.57	\$338.21	\$299.04
Sold Price	\$560,000	\$415,000	\$380,000
Sold Price/SF	\$231.40	\$412.94	\$405.98
Sell/List Ratio	112.0%	122.1%	135.8%
DOM	9	7	8



Status	Sold	Sold	Sold
MLS® #	202512825	202511579	202511353
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	100 Broad Bay	371 Leighton Avenue	91 Gemini Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1961	OL / 1953	/ 1970
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	1115 SF	980 SF	932 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Vinyl	Stucco	Stone, Stucco, Vinyl
Fireplace(s)	Brick Facing, Corner		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Kitchen, Roof Coverings	Furnace, Kitchen, Other remarks, Wi
Features	Air Conditioning-Central, Bar wet, Hood Fan, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Dog run fenced in, High-Efficiency
Gds Included	Dryer, Garage door opener, Garage door opener remote(s),	Dishwasher, Dryer, Freezer, Garage door opener remote(s),	Alarm system, Blinds, Dishwasher, Dryer, Garage door
Parking	Single Detached	Double Detached	Single Detached, Oversized, Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	55 SF	48 SF	0 SF
Depth	0 SF	100 SF	0 SF
Site Influence	Fenced, Flat Site, Golf Nearby, Paved Street, Playground Nearby	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped patio,	Fenced, Golf Nearby, Playground Nearby, Shopping Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,638.47/ 24	\$3,524.92/ 25	\$3,563.53/ 24
List Price	\$329,900	\$339,900	\$399,900
List Price/SF	\$295.87	\$346.84	\$429.08
Sold Price	\$385,000	\$346,000	\$418,000
Sold Price/SF	\$345.29	\$353.06	\$448.50
Sell/List Ratio	116.7%	101.8%	104.5%
DOM	7	6	7



Status	Sold	Sold	Sold
MLS® #	202511319	202511223	202509935
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	378 Colvin Avenue	502 Kingsford Avenue	546 Donwood Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1954	OL / 1960	OL / 1974
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	987 SF	980 SF	864 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Other-Remarks, Stucco	Brick, Vinyl	Stucco, Wood Siding
Fireplace(s)		Corner	Brick Facing
Fireplace Fuel		Electric	Wood
Flooring	See remarks, Vinyl Plank	Wall-to-wall carpet, Vinyl	Laminate, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hot	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,	Dishwasher, Dryer, Garage door opener, Garage door opener	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, TV Wall
Parking	Single Attached, Double Detached, Front & Rear Drive	Double Detached	Front Drive Access
Lot Shape			Normal
Frontage	60 SF	55 SF	38 SF
Depth	100 SF	110 SF	110 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Landscape, Paved Street	Fenced, Shopping Nearby, Public Transportation, Treed Lot	Landscape, No Back Lane, Playground Nearby, Private Yard, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,619.13/2024	\$3,811.56/2024	\$3,000.90/ 24
List Price	\$429,900	\$369,900	\$299,900
List Price/SF	\$435.56	\$377.45	\$347.11
Sold Price	\$490,000	\$420,502	\$351,000
Sold Price/SF	\$496.45	\$429.08	\$406.25
Sell/List Ratio	114.0%	113.7%	117.0%
DOM	8	8	6



Status	Sold	Sold	Sold
MLS® #	202509660	202509369	202509124
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	10 Rowe Street	375 Kingsford Avenue	356 Edison Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1937	OL / 1958	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	One and a Half	Bungalow	Bungalow
Living Area	1032 SF	960 SF	970 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 1 HB: 1 EN: N	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stone, Stucco	Brick & Siding, Stucco	Stucco, Wood Siding
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Laminate, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood	Vinyl Plank
Foundation	Not known, Stone	Not known	Concrete
Roof	Metal	Shingle	Shingle
Remodelled	Electrical, Furnace, Roof Coverings		
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Ceiling Fan, Main floor full bathroom,	Air Conditioning-Central, Main floor full bathroom, No Pet Home,
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer	Dryer, Garage door opener, Garage door opener remote(s),	Refrigerator, Stove
Parking	Single Detached, Workshop	Single Detached	Rear Drive Access
Lot Shape		Normal	
Frontage	35 SF	42 SF	0 SF
Depth	121 SF	0 SF	0 SF
Site Influence	Corner, Fenced	Fenced, Flat Site, Golf Nearby, Back Lane, Public Transportation	Fenced, Paved Lane, Low maintenance landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,023.48/2024	\$3,418.31/2024	\$3,478.56/2024
List Price	\$314,900	\$329,900	\$369,900
List Price/SF	\$305.14	\$343.65	\$381.34
Sold Price	\$305,000	\$372,000	\$390,000
Sold Price/SF	\$295.54	\$387.50	\$402.06
Sell/List Ratio	96.9%	112.8%	105.4%
DOM	21	8	10



Status	Sold	Sold	Sold
MLS® #	202508587	202508507	202508690
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	222 Donwood Drive	88 Brian Street	334 Devon Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1968	OL / 1968	/ 1954
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1340 SF	1012 SF	909 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 1 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Wood Siding	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Kitchen, Other remarks, F	Bathroom	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Ceiling Fan, Deck, Main floor full	Air Conditioning-Central, Main floor full bathroom, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Garage door opener, Garage door opener remote(s),	Freezer, Refrigerator, Stove
Parking	Double Attached, Front Drive Access, Garage door opener,	Double Detached	Single Detached, Front Drive Access, Oversized
Lot Shape	Normal		
Frontage	59 SF	0 SF	50 SF
Depth	110 SF	0 SF	120 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Paved Street,	Fenced, Golf Nearby, Landscape, No Back Lane,	Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,185.54/ 24	\$3,909.70/2023	\$3,398.18/ 24
List Price	\$419,900	\$449,900	\$299,900
List Price/SF	\$313.36	\$444.57	\$329.92
Sold Price	\$451,760	\$445,500	\$352,500
Sold Price/SF	\$337.13	\$440.22	\$387.79
Sell/List Ratio	107.6%	99.0%	117.5%
DOM	7	12	5



Status	Sold	Sold	Sold
MLS® #	202508679	202508525	202508347
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	412 Oakland Avenue	312 Sutton Avenue	4 Halkirk Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1957	/ 1954	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	970 SF	760 SF	1292 SF
Fin Basement		61.32 M2/660 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 1 TBD: 2	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Stone, Vinyl	Stucco	Brick, Stucco
Fireplace(s)	Insert	Stone	
Fireplace Fuel	Electric	Gas	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace	Bathroom, Flooring, Windows
Features	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, Main floor full
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Detached	Double Detached, Tandem Garage, Front & Rear Drive	Single Attached, Paved Driveway
Lot Shape	Normal		
Frontage	55 SF	50 SF	49 SF
Depth	96 SF	100 SF	120 SF
Site Influence	Fenced, Golf Nearby, Back Lane, Paved Street, Playground	Fenced, Back Lane, Shopping Nearby	Fenced, Golf Nearby, Back onto golf course, No Back Lane, No
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,887.28/ 24	\$2,918.21/ 24	\$4,095.95/ 24
List Price	\$440,000	\$299,900	\$464,900
List Price/SF	\$453.61	\$394.61	\$359.83
Sold Price	\$439,000	\$350,312	\$455,000
Sold Price/SF	\$452.58	\$460.94	\$352.17
Sell/List Ratio	99.8%	116.8%	97.9%
DOM	10	8	46



Status	Sold	Sold	Sold
MLS® #	202508172	202508220	202507942
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	164 Eade Crescent	260 Sutton Avenue	1138 Rosewell Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	OL / 1976	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1083 SF	1211 SF	975 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Stucco, Wood Siding	Stucco	Stucco, Wood Siding
Fireplace(s)		Brick Facing	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen		
Features	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main	High-Efficiency Furnace, Workshop	Air Conditioning-Central, Main floor full bathroom, Sump Pump
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dryer, Garage door opener, Refrigerator, Storage	
Parking	Single Detached, Front Drive Access	Single Attached	Front Drive Access
Lot Shape			Normal
Frontage	50 SF	0 SF	55 SF
Depth	154 SF	0 SF	110 SF
Site Influence	Fenced, Flat Site, Low maintenance landscaped, Paved	Fenced, Back Lane, Playground Nearby	Golf Nearby, Landscape, No Back Lane, Paved Street, Treed
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	\$4,158.81/ 24	\$4,209.53/ 24	\$3,562.74/2024
List Price	\$430,000	\$374,900	\$289,900
List Price/SF	\$397.05	\$309.58	\$297.33
Sold Price	\$430,000	\$418,225	\$322,636
Sold Price/SF	\$397.05	\$345.36	\$330.91
Sell/List Ratio	100.0%	111.6%	111.3%
DOM	1	8	8



Status	Sold	Sold	Sold
MLS® #	202507653	202507254	202507242
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	122 Bret Bay	347 Kingsford Avenue	270 Edison Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1974	OL / 1952	OL / 1977
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	Bungalow
Living Area	928 SF	1043 SF	1090 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco	Brick, Brick & Siding
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen, Roof Co	Bathroom, Roof Coverings	
Features	Air Conditioning-Central, Bar dry, Closet Organizers,	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,	Dryer, Fridges - Two, Microwave, Stoves - Two, Washer, Window
Parking	Front Drive Access	Front Drive Access	Double Detached
Lot Shape	Normal	Normal	Normal
Frontage	32 SF	0 SF	42 SF
Depth	109 SF	0 SF	128 SF
Site Influence	Fenced, Vegetable Garden, Landscaped deck, No Back	Fenced, Vegetable Garden, Back Lane, Paved Street, Playground	Fenced, Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,132.29/ 24	\$3,087.62/ 24	\$4,024.00/2024
List Price	\$299,900	\$269,800	\$369,900
List Price/SF	\$323.17	\$258.68	\$339.36
Sold Price	\$346,122	\$270,347	\$450,000
Sold Price/SF	\$372.98	\$259.20	\$412.84
Sell/List Ratio	115.4%	100.2%	121.7%
DOM	7	9	7



Status	Sold	Sold	Sold
MLS® #	202507211	202507099	202506734
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	634 Cedarcrest Drive	264 McKay Avenue	473 McLeod Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1960	OL / 1957	/ 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1009 SF	914 SF	1038 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Brick, Stucco	Brick, Stucco	Brick, Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Furnace, Other remarks,	Basement, Flooring, Kitchen	
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Bar wet, High-Efficiency Furnace,
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Parking	Single Detached, Oversized	Front Drive Access, Parking Pad, Paved Driveway	Parking Pad, Paved Driveway
Lot Shape			
Frontage	50 SF		57 SF
Depth	109 SF		96 SF
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby	Fenced, Golf Nearby, Playground Nearby	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,525.52/2024	\$3,517.18/2024	\$3,738.92/ 24
List Price	\$349,900	\$349,900	\$339,900
List Price/SF	\$346.78	\$382.82	\$327.46
Sold Price	\$390,000	\$380,000	\$401,000
Sold Price/SF	\$386.52	\$415.75	\$386.32
Sell/List Ratio	111.5%	108.6%	118.0%
DOM	8	8	8



Status	Sold	Sold	Sold
MLS® #	202506430	202506505	202506370
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	736 McLeod Avenue	194 Vryenhoek Crescent	133 Broad Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1963	OL / 1961	OL / 1960
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	957 SF	926 SF	1060 SF
Fin Basement	0.00 M2/O SF		0.00 M2/O SF
Bedrooms	BDA: 3 TBD: 4	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Other-Remarks, Stucco	Stucco, Wood Siding	Brick, Stucco
Fireplace(s)		Stove	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, See remarks, Vir	Laminate, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Windows	Other remarks	Bathroom, Exterior, Flooring, Furnac
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, High-Efficiency Furnace, Hood	Bar wet, High-Efficiency Furnace, Main floor full
Gds Included	Blinds, Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Refrigerator, Stove, Washer
Parking	Single Detached	Single Detached, Garage door opener	Double Detached, Front Drive Access
Lot Shape	Normal		
Frontage	50 SF		54 SF
Depth	100 SF		100 SF
Site Influence	Landscape, Playground Nearby, Public Swimming Pool, Private	Fenced, Golf Nearby, Landscape, Shopping Nearby,	Fenced, Low maintenance landscaped, No Back Lane, Forced Air
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,755.10/ 24	\$3,369.94/ 24	\$4,053.42/ 24
List Price	\$375,000	\$349,900	\$349,900
List Price/SF	\$391.85	\$377.86	\$330.09
Sold Price	\$375,000	\$421,500	\$441,000
Sold Price/SF	\$391.85	\$455.18	\$416.04
Sell/List Ratio	100.0%	120.5%	126.0%
DOM	12	9	7



Status	Sold	Sold	Sold
MLS® #	202506249	202506030	202505595
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	333 Edelweiss Crescent	565 Springfield Road	278 McKay Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1978	OL / 1946	OL / 1956
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	One and a Half	Bungalow
Living Area	1140 SF	1185 SF	850 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Half basement	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Stucco, Wood Siding	Stucco
Fireplace(s)	Brick Facing, Corner		
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Kitchen
Features		Air conditioning wall unit	High-Efficiency Furnace, Smoke Detectors
Gds Included	Dryer, Refrigerator, Stove, Washer	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Front Drive Access	No Garage, Parking Pad	Single Detached
Lot Shape		Normal	Normal
Frontage	0 SF	51 SF	50 SF
Depth	0 SF	110 SF	99 SF
Site Influence	Fenced, Low maintenance landscaped, Paved Street,	Fenced	Fenced, Golf Nearby, Playground Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,814.73/2024	\$3,351.04/2024	\$3,225.09/ 24
List Price	\$304,900	\$199,900	\$359,900
List Price/SF	\$267.46	\$168.69	\$423.41
Sold Price	\$300,000	\$256,000	\$359,900
Sold Price/SF	\$263.16	\$216.03	\$423.41
Sell/List Ratio	98.4%	128.1%	100.0%
DOM	10	7	7



Status	Sold	Sold	Sold
MLS® #	202505664	202503639	202503495
Area/Neighbr	3F/North Kildonan	3F/North Kildonan	3F/North Kildonan
Address	283 McKay Avenue	520 Springfield Road	331 Edelweiss Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1977	OL / 1990	OL / 1978
Type	Single Family Attached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Split-4 Level
Living Area	1120 SF	1040 SF	1140 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 1 HB: 2 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Half basement
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Stucco, Wood Siding	Stucco, Wood Siding
Fireplace(s)			Brick Facing, Glass Door
Fireplace Fuel			Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Flooring, Furnace, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Sump	Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace
Gds Included	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer,	Dryer, Refrigerator, Stove, Washer
Parking	No Garage	Double Detached, Garage door opener, Parking Pad	Front Drive Access
Lot Shape			Normal
Frontage	25 SF	34 SF	0 SF
Depth	98 SF	107 SF	0 SF
Site Influence	Back Lane, Landscaped patio, Paved Street	Fenced, Paved Lane	Fenced, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,889.07/2024	\$3,896.95/2024	\$2,714.08/ 24
List Price	\$329,000	\$399,900	\$309,900
List Price/SF	\$293.75	\$384.52	\$271.84
Sold Price	\$342,000	\$421,000	\$340,000
Sold Price/SF	\$305.36	\$404.81	\$298.25
Sell/List Ratio	104.0%	105.3%	109.7%
DOM	6	9	5



Status	Sold	Sold	Sold
MLS® #	202500263	202500171	202500115
Area/Neighbr	4E/Highland Pointe	4E/Highland Pointe	4E/Aurora at North Point
Address	90 Clarkleigh Crescent	47 Duck Creek Drive	7 Aquila Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2025	UC / 2024	/ 2024
Type	Single Family Attached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1551 SF	1500 SF	1426 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Other-Remarks, Stone, Stucco	Composite, Vinyl
Fireplace(s)		Direct vent, Tile Facing	
Fireplace Fuel		Electric	
Flooring	Wall-to-wall carpet, Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Air Conditioning-Central, Heat recovery ventilator, Microwave
Gds Included	Dishwasher, Microwave		
Parking	Single Attached	Single Attached	Parking Pad, Plug-In, Rear Drive Access
Lot Shape	Normal	Normal	
Frontage	24 SF		27 SF
Depth	0 SF		107 SF
Site Influence	No Back Lane, Paved Street, Playground Nearby	Golf Nearby, Playground Nearby, Shopping Nearby	Back Lane, Paved Street, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 25	\$0.00/ 0	\$0.00/ 24
List Price	\$479,990	\$474,900	\$424,900
List Price/SF	\$309.47	\$316.60	\$297.97
Sold Price	\$481,134	\$474,900	\$422,500
Sold Price/SF	\$310.21	\$316.60	\$296.28
Sell/List Ratio	100.2%	100.0%	99.4%
DOM	16	92	5



Status	Sold	Sold	Sold
MLS® #	202428139	202308525	202428023
Area/Neighbr	4E/Highland Pointe	4E/Aurora at North Point	4E/Highland Pointe
Address	51 Duck Creek Drive	75 phoenix Way	1272 Fernbank Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2024	OL / 2019	/ 2024
Type	Single Family Attached	Single Family Attached	Townhouse
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1500 SF	1548 SF	1250 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Other-Remarks, Stone, Stucco	Stucco	Brick, Other-Remarks, Stucco
Fireplace(s)	Direct vent, Tile Facing		
Fireplace Fuel	Electric		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door opener	
Parking	Single Attached	Single Attached	Parking Pad, Rear Drive Access
Lot Shape	Pie Shaped	Normal	
Frontage		24 SF	
Depth			110 SF
Site Influence	Golf Nearby, Playground Nearby, Shopping Nearby	No Back Lane, Playground Nearby, Shopping Nearby, Public	Back Lane, Paved Lane, Park/reserve, Paved Street,
Heating	Forced Air	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	\$0.00/ 0	\$4,630.72/2024	\$0.00/ 23
List Price	\$474,900	\$489,900	\$409,900
List Price/SF	\$316.60	\$316.47	\$327.92
Sold Price	\$474,900	\$485,000	\$409,900
Sold Price/SF	\$316.60	\$313.31	\$327.92
Sell/List Ratio	100.0%	99.0%	100.0%
DOM	74	9	51



Status	Sold	Sold	Sold
MLS® #	202427863	202426215	202427561
Area/Neighbr	4E/Highland Pointe	4E/West St Paul	4E/Highland Pointe
Address	131 Whooping Crane Drive	78 Cornerstone Heights	27 Clarkleigh Crescent
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	/ 2024	/ 2023
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1486 SF	1428 SF	1391 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Metal, Stucco	Composite, Other-Remarks, Stone	Other-Remarks
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl Plank	See remarks	See remarks
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Engineered Floor Joist, Heat recovery ventilator,		
Gds Included	Garage door opener, Garage door opener remote(s)		
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Attached	Other remarks
Lot Shape	Normal		
Frontage	26 SF		
Depth	118 SF		
Site Influence	No Back Lane, Private Yard	No Back Lane, Other/remarks, Playground Nearby	Other/remarks
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 24	\$0.00/2023	\$0.00/2024
List Price	\$504,900	\$467,500	\$489,000
List Price/SF	\$339.77	\$327.38	\$351.55
Sold Price	\$509,798	\$460,000	\$475,000
Sold Price/SF	\$343.07	\$322.13	\$341.48
Sell/List Ratio	101.0%	98.4%	97.1%
DOM	55	60	77



Status	Sold	Sold	Sold
MLS® #	202427754	202427635	202427634
Area/Neighbr	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
Address	217 Mill Rock Road	1220 Fernbank Avenue	1224 Fernbank Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	TB / 2025	UC / 2024	UC / 2024
Type	Single Family Detached	Townhouse	Townhouse
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1922 SF	1321 SF	1321 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stone, Stucco	Brick, Other-Remarks, Vinyl	Brick, Other-Remarks, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery
Gds Included			
Parking	Double Attached, Front Drive Access, Garage door opener,	No Garage, Parking Pad	No Garage, Parking Pad
Lot Shape	Normal	Normal	Normal
Frontage	36 SF		
Depth			
Site Influence	Park/reserve, Paved Street	Back Lane, Paved Lane, Paved Street	Back Lane, Paved Lane, Paved Street
Heating	Forced Air	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	\$0.00/2023	\$0.00/2023	\$0.00/2023
List Price	\$599,900	\$394,900	\$394,900
List Price/SF	\$312.12	\$298.94	\$298.94
Sold Price	\$608,328	\$390,000	\$390,000
Sold Price/SF	\$316.51	\$295.23	\$295.23
Sell/List Ratio	101.4%	98.8%	98.8%
DOM	48	56	69



Status	Sold	Sold	Sold
MLS® #	202427141	202426886	202426834
Area/Neighbr	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
Address	115 Whooping Crane Drive	123 Whooping Crane Drive	27 Duck Creek Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2024	/ 2024	UC / 2024
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1486 SF	1486 SF	1387 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Concrete, Wood Frame	
Exterior	Brick, Metal, Stucco	Brick, Metal, Stucco	Other-Remarks, Stone, Stucco
Fireplace(s)			Direct vent, Tile Facing
Fireplace Fuel			Electric
Flooring	Wall-to-wall carpet, See remarks, Vir	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete, Piled	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Engineered Floor Joist, Heat recovery ventilator,	Engineered Floor Joist, Exterior walls, 2x6", Heat recovery	Exterior walls, 2x6", High-Efficiency Furnace, Hood
Gds Included	Garage door opener, Garage door opener remote(s)		
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Attached, Front Drive Access, Garage door opener,	Single Attached
Lot Shape	Normal	Normal	
Frontage	26 SF		
Depth	118 SF	118 SF	
Site Influence	No Back Lane, Playground Nearby, Private Yard	Flat Site, No Back Lane, Playground Nearby, Private Yard	Corner, Paved Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 24	\$0.00/ 24	\$0.00/ 0
List Price	\$509,900	\$499,900	\$449,900
List Price/SF	\$343.14	\$336.41	\$324.37
Sold Price	\$509,900	\$502,500	\$449,900
Sold Price/SF	\$343.14	\$338.16	\$324.37
Sell/List Ratio	100.0%	100.5%	100.0%
DOM	54	59	29



Status	Sold	Sold	Sold
MLS® #	202426792	202426791	202420648
Area/Neighbr	4E/Highland Pointe	4E/Highland Pointe	4E/Highland Pointe
Address	164 Duck Creek Drive	23 Duck Creek Drive	21 WHOOPING CRANE Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	UC / 2024	UC / 2024	TB / 2024
Type	Single Family Attached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Two Storey
Living Area	1468 SF	1387 SF	2174 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: 5 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full, Walkout	Full	Full, Walkout
Construction	Wood Frame		Wood Frame
Exterior	Other-Remarks, Stone, Stucco	Other-Remarks, Stone, Stucco	Stone, Stucco
Fireplace(s)	Direct vent, Tile Facing	Direct vent, Tile Facing	
Fireplace Fuel	Electric	Electric	
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Exterior walls, 2x6", High-Efficiency Furnace, Hood	Exterior walls, 2x6", Heat recovery ventilator,
Gds Included			
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape			Normal
Frontage			40 SF
Depth			180 SF
Site Influence	Lakefront, Paved Lane, Landscape, Paved Street,	Corner, Paved Lane, Paved Street, Playground Nearby,	Golf Nearby, Lake Access Property, Not Landscaped,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/ 0	\$0.00/ 0	\$0.00/2023
List Price	\$489,900	\$449,900	\$698,900
List Price/SF	\$333.72	\$324.37	\$321.48
Sold Price	\$489,900	\$449,900	\$782,685
Sold Price/SF	\$333.72	\$324.37	\$360.02
Sell/List Ratio	100.0%	100.0%	112.0%
DOM	72	33	130



Status	Sold	Sold	Sold
MLS® #	202421329	202513664	202513298
Area/Neighbr	4E/Highland Pointe	4F/Garden City	4F/Garden City
Address	252 LOGGERHEAD Road	59 Arrowhead Court	1133 Diplomat Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	TB / 2024	OL / 2005	OL / 1981
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	1707 SF	1140 SF	1935 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 2 TBD: 4	BDA: 4 TBD: 4
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco	Brick & Siding	Brick, Stucco
Fireplace(s)		Corner	Brick Facing
Fireplace Fuel		Electric	Wood
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Vinyl F	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Flooring, Kitchen	Basement, Bathroom, Flooring, Kitch
Features	Exterior walls, 2x6", Heat recovery ventilator,	Air Conditioning-Central, Deck, Dog run fenced in,	Air Conditioning-Central, Hot Tub, Laundry - Main Floor,
Gds Included		Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	
Frontage	34 SF	42 SF	57 SF
Depth		0 SF	106 SF
Site Influence	No Back Lane, Paved Street, Playground Nearby, Shopping	Cul-De-Sac, Fenced, Landscaped deck, No Back	Landscape, Other/remarks, Paved Street, Playground
Heating	Forced Air	Forced Air	Hot Water
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$0.00/2023	\$5,557.07/ 24	\$5,450.13/ 24
List Price	\$575,000	\$489,900	\$524,900
List Price/SF	\$336.85	\$429.74	\$271.27
Sold Price	\$568,512	\$505,000	\$626,000
Sold Price/SF	\$333.05	\$442.98	\$323.51
Sell/List Ratio	98.9%	103.1%	119.3%
DOM	118	8	6



Status	Sold	Sold	Sold
MLS® #	202512916	202511326	202510817
Area/Neighbr	4F/Garden City	4F/Garden City	4F/Amber Trails
Address	11 Yanofsky Way	2079 Sinclair Street	28 Mosselle Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1980	OL / 1980	OL / 2012
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Cab-Over
Living Area	998 SF	1824 SF	1681 SF
Fin Basement	0.00 M2/0 SF	41.34 M2/445 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 4 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco	Brick, Stucco	Stone, Stucco
Fireplace(s)	Brick Facing	Stone	Other - See remarks, Tile Facing
Fireplace Fuel	Gas	Wood	Gas
Flooring	Tile, Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, See re
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Roof Coverings, V		Flooring, Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Bar wet, Deck, Garburator, Pool, inground	Air Conditioning-Central, Engineered Floor Joist, Exterior
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Dishwasher, Dryer, Garage door opener
Parking	Single Detached, Garage door opener, Rear Drive Access	Tandem Garage	Double Attached
Lot Shape	Normal		
Frontage	45 SF	52 SF	42 SF
Depth	100 SF	109 SF	
Site Influence	Back Lane, Landscaped patio, Paved Street, Playground	Landscaped patio, Paved Street, Playground Nearby, Shopping	No Back Lane, Other/remarks, Playground Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,215.57/2024	\$5,186.93/2024	\$6,301.98/2024
List Price	\$379,900	\$419,900	\$595,000
List Price/SF	\$380.66	\$230.21	\$353.96
Sold Price	\$447,550	\$453,000	\$630,000
Sold Price/SF	\$448.45	\$248.36	\$374.78
Sell/List Ratio	117.8%	107.9%	105.9%
DOM	6	6	13



Status	Sold	Sold	Sold
MLS® #	202510828	202510387	202509201
Area/Neighbr	4F/Old Kildonan	4F/Amber Trails	4F/Garden City
Address	6 Governor's Court	114 Darbrett Bay	51 Blundell Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1979	OL / 2009	OL / 1984
Type	Townhouse	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1114 SF	1821 SF	1735 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 3 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction		Concrete, Wood Frame	Wood Frame
Exterior	Other-Remarks	Stucco	Stone, Stucco
Fireplace(s)			Stone
Fireplace Fuel			Wood
Flooring	Laminate, See remarks	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Furnace, Other remarks, Roof Cover
Features	Air Conditioning-Central, Sump Pump	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace,	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, See	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Fridges -
Parking	Parking Pad	Double Attached	Double Attached, Front Drive Access, Garage door opener,
Lot Shape		Normal	Normal
Frontage	16 SF	40 SF	57 SF
Depth		123 SF	150 SF
Site Influence	Fenced, Flat Site, Other/remarks	Fenced, Landscape, No Back Lane, Paved Street, Playground	Fenced, Fruit Trees/Shrubs, Landscaped patio, No Back
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$2,879.33/ 24	\$6,013.76/2024	\$5,882.53/ 24
List Price	\$289,900	\$599,000	\$534,900
List Price/SF	\$260.23	\$328.94	\$308.30
Sold Price	\$310,000	\$575,000	\$570,000
Sold Price/SF	\$278.28	\$315.76	\$328.53
Sell/List Ratio	106.9%	96.0%	106.6%
DOM	10	22	6



Status	Sold	Sold	Sold
MLS® #	202509034	202509085	202509214
Area/Neighbr	4F/Parkway Village	4F/Amber Trails	4F/Amber Gates
Address	115 Ambassador Way	126 Mosselle Drive	28 Ambergate Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 2014	/ 1990
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Cab-Over	Two Storey
Living Area	1622 SF	1892 SF	2194 SF
Fin Basement	0.00 M2/0 SF	88.72 M2/955 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Stone, Stucco	Stone, Stucco	Brick, Stucco, Vinyl
Fireplace(s)	Insert	Glass Door	Tile Facing
Fireplace Fuel	Gas	Gas	Gas
Flooring	Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, No Pet	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Dryer, Refrigerator, Stove, Washer	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer,
Parking	Double Attached, Front Drive Access	Double Attached	Double Attached
Lot Shape	Normal		
Frontage		56 SF	
Depth		118 SF	
Site Influence	Fenced, Landscaped deck, Paved Street, Playground	Fenced, Landscaped deck, Playground Nearby, Private	Fenced, Landscaped deck, No Back Lane, Paved Street,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,030.55/2024	\$6,139.02/2024	\$5,831.27/2024
List Price	\$529,900	\$638,000	\$549,900
List Price/SF	\$326.70	\$337.21	\$250.64
Sold Price	\$500,000	\$638,000	\$620,000
Sold Price/SF	\$308.26	\$337.21	\$282.59
Sell/List Ratio	94.4%	100.0%	112.7%
DOM	22	9	7



Status	Sold	Sold	Sold
MLS® #	202508455	202507223	202508326
Area/Neighbr	4F/Garden City	4F/Amber Trails	4F/Amber Trails
Address	804 Swailes Avenue	132 Amber Trail	94 Strasbourg Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1992	OL / 2005
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Cab-Over
Living Area	1335 SF	1736 SF	1682 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 5
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick & Siding, Stucco	Brick, Stucco	Stucco
Fireplace(s)		Corner, Glass Door	Stone
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Laminate, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks	Flooring, Furnace, Partly, Windows	
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, No	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Alarm system, Blinds, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Garage door opener, Stoves
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	
Frontage	50 SF	53 SF	46 SF
Depth	110 SF	122 SF	122 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Landscaped deck, Landscaped patio, Paved Street,	Fenced, Lake View, Landscaped deck, No Back Lane, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,041.51/ 24	\$5,692.64/2024	\$6,140.67/ 24
List Price	\$484,900	\$534,932	\$599,900
List Price/SF	\$363.22	\$308.14	\$356.66
Sold Price	\$540,500	\$570,000	\$602,000
Sold Price/SF	\$404.87	\$328.34	\$357.91
Sell/List Ratio	111.5%	106.6%	100.4%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202508165	202507979	202507585
Area/Neighbr	4F/Garden City	4F/Garden City	4F/Amber Gates
Address	2828 Mcphillips Street E	140 Ambassador Row	273 Cartesian Gate
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	/ 1981	OL / 2019
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey	Two Storey
Living Area	1450 SF	2012 SF	1598 SF
Fin Basement	111.48 M2/1,200 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 0 HB: 0 EN: N	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Concrete, Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Stucco, Wood Siding	Stucco, Vinyl
Fireplace(s)		Glass Door, Stone	
Fireplace Fuel		Wood	
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete, Piled
Roof	Metal	Shingle	Shingle
Remodelled		Other remarks, Roof Coverings, Win	
Features	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	Air Conditioning-Central, Laundry - Main Floor	Air Conditioning-Central, Central Exhaust, Closet Organizers,
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Plug-In, Unpaved Driveway	Double Attached	Single Attached
Lot Shape	Normal	Normal	Normal
Frontage	100 SF	60 SF	25 SF
Depth	365 SF	106 SF	118 SF
Site Influence	Country Residence, Fenced, Vegetable Garden, Low	Fenced, Shopping Nearby, Public Transportation	Fenced, Golf Nearby, Landscaped deck, Paved Street,
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Well	Municipal/Community	Municipal/Community
Sewer	Septic Tank & Field	Municipal/Community	Municipal/Community
Gross Tax	\$3,685.61/2024	\$5,504.37/2024	\$4,731.91/2024
List Price	\$999,999	\$559,900	\$469,900
List Price/SF	\$689.65	\$278.28	\$294.06
Sold Price	\$900,000	\$559,900	\$480,000
Sold Price/SF	\$620.69	\$278.28	\$300.38
Sell/List Ratio	90.0%	100.0%	102.1%
DOM	31	19	9



Status	Sold	Sold	Sold
MLS® #	202507230	202506270	202507105
Area/Neighbr	4F/Old Kildonan	4F/Garden City	4F/Garden City
Address	8 Winestock Place	108 Ambassador Row	144 Arrowwood Drive N
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1993	OL / 1979	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	2085 SF	2289 SF	1260 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 4 TBD: 5
Baths	FB: 2 HB: 1 EN: Y	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco, Vinyl	Brick	Stone, Vinyl
Fireplace(s)	Stone	Brick Facing, Other - See remarks	
Fireplace Fuel	Gas	Electric, Wood	
Flooring	Wall-to-wall carpet, Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile, V	Laminate, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Furnace, Kitchen, Windows	Bathroom, Kitchen	Other remarks
Features	Air Conditioning-Central, Closet Organizers, Jetted Tub, Laundry	Accessibility Features – See Remarks, Air	Air Conditioning-Central, Bar dry, High-Efficiency Furnace, Hood
Gds Included	Alarm system, Blinds, Dishwasher, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Garage door opener, Garage door opener
Parking	Double Attached, Garage door opener	Double Attached, Front Drive Access, Garage door opener	Double Detached, Parking Pad
Lot Shape		Normal	Normal
Frontage		65 SF	0 SF
Depth		0 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, Vegetable Garden, Landscaped patio,	Fenced, Golf Nearby, Landscaped deck, No Back	Corner
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,491.09/2024	\$5,800.98/ 24	\$4,178.37/2024
List Price	\$539,900	\$539,900	\$374,900
List Price/SF	\$258.94	\$235.87	\$297.54
Sold Price	\$550,000	\$590,000	\$415,500
Sold Price/SF	\$263.79	\$257.75	\$329.76
Sell/List Ratio	101.9%	109.3%	110.8%
DOM	14	8	9



Status	Sold	Sold	Sold
MLS® #	202506589	202506423	202506462
Area/Neighbr	4F/Amber Gates	4F/Amber Trails	4F/Amber Trails
Address	385 Cartesian Gate	19 Verona Drive	76 Ambergate Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2022	OL / 1996	/ 1992
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Two Storey
Living Area	1489 SF	1719 SF	2434 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco, Vinyl	Brick, Stucco	Brick, Stucco, Vinyl
Fireplace(s)		Tile Facing	Glass Door, Insert
Fireplace Fuel		Gas	Electric
Flooring	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Tile	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Laundry - Main Floor, Main floor full	Air Conditioning-Central, Bar dry, Cook Top, Deck, Hood Fan,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Single Attached	Double Attached	Double Attached
Lot Shape			
Frontage	60 SF	0 SF	0 SF
Depth	117 SF	0 SF	0 SF
Site Influence	Not Fenced	Low maintenance landscaped, Landscaped deck, No Back	Corner, Fenced, Landscaped deck, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,776.31/2024	\$5,977.68/2025	\$6,940.87/2024
List Price	\$489,999	\$499,900	\$619,800
List Price/SF	\$329.08	\$290.81	\$254.64
Sold Price	\$475,000	\$557,000	\$587,000
Sold Price/SF	\$319.01	\$324.03	\$241.17
Sell/List Ratio	96.9%	111.4%	94.7%
DOM	13	8	30



Status	Sold	Sold	Sold
MLS® #	202506422	202506175	202506049
Area/Neighbr	4F/Garden City	4F/Garden City	4F/Garden City
Address	18 Holiday Place	11 Nurgitz Bay	139 Ambassador Row
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1989	OL / 1986	/ 1978
Type	Single Family Attached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Two Storey Split	Bungalow
Living Area	1101 SF	1880 SF	1858 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Stucco	Brick, Vinyl	Brick, Stucco
Fireplace(s)		Brick Facing	Tile Facing
Fireplace Fuel		Wood	Wood
Flooring	Laminate, Vinyl	Wall-to-wall carpet, Vinyl	Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Roof Coverings, Windows	Bathroom, Electrical, Kitchen
Features	Air Conditioning-Central, Balcony - One, High-Efficiency Furnace,	Air Conditioning-Central, Closet Organizers, Deck,	Air Conditioning-Central, High-Efficiency Furnace,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Single Attached	Double Attached	Double Attached, Front Drive Access
Lot Shape			
Frontage	0 SF	60 SF	65 SF
Depth	0 SF	100 SF	110 SF
Site Influence	No Back Lane, Shopping Nearby, Public Transportation	Fenced, Shopping Nearby, Public Transportation	Corner, Fenced, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,917.37/2024	\$5,616.60/2024	\$5,889.65/ 24
List Price	\$329,900	\$499,900	\$549,900
List Price/SF	\$299.64	\$265.90	\$295.96
Sold Price	\$405,000	\$495,000	\$541,000
Sold Price/SF	\$367.85	\$263.30	\$291.17
Sell/List Ratio	122.8%	99.0%	98.4%
DOM	8	6	21



Status	Sold	Sold	Sold
MLS® #	202505254	202505702	202505619
Area/Neighbr	4F/Amber Trails	4F/Amber Trails	4F/Garden City
Address	19 COURLAND Bay	264 Thorn Drive	3002 Sinclair Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2001	OL / 2016	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1695 SF	2257 SF	900 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 5 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 3 HB: 1 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Brick		
Exterior	Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Vinyl Plank, Wood	Wall-to-wall carpet, Tile, Vinyl Plank	Laminate, Vinyl Plank
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Windows		
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry	Air Conditioning-Central, Closet Organizers, Cook Top, Deck,	High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No
Gds Included	Dishwasher, Dryer, Garage door opener, Refrigerator, Stove,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Refrigerator, Stove, Washer
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Parking Pad
Lot Shape		Normal	
Frontage	44 SF	0 SF	
Depth	114 SF	0 SF	
Site Influence	Fenced, Accessibility Access, Playground Nearby, Public	Fenced, Flat Site, Landscaped deck, Landscaped patio, No	Corner, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,425.71/2024	\$6,764.77/ 24	\$3,189.00/2024
List Price	\$539,900	\$699,900	\$334,900
List Price/SF	\$318.53	\$310.10	\$372.11
Sold Price	\$528,945	\$715,800	\$322,000
Sold Price/SF	\$312.06	\$317.15	\$357.78
Sell/List Ratio	98.0%	102.3%	96.1%
DOM	28	9	20



Status	Sold	Sold	Sold
MLS® #	202505513	202505414	202505073
Area/Neighbr	4F/Garden City	4F/Amber Gates	4F/Amber Trails
Address	567 Templeton Avenue	36 Pennyhill Gate	245 Amber Trail
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1987	OL / 2019	/ 2010
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Cab-Over	Two Storey
Living Area	1280 SF	1600 SF	1709 SF
Fin Basement	60.39 M2/650 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: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 3 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			
Exterior	Stone, Stucco, Wood Siding	Brick & Siding	Stone, Stucco, Wood Siding
Fireplace(s)			Tile Facing
Fireplace Fuel		See remarks	Gas
Flooring	Laminate, Vinyl	See remarks	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Laundry - Main Floor, Sump Pump	Air Conditioning-Central, Deck, Exterior walls, 2x6",
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		
Frontage	60 SF	0 SF	49 SF
Depth	110 SF	0 SF	114 SF
Site Influence	Fenced, Flat Site, Fruit Trees/Shrubs, Vegetable Garden,	Country Residence, Landscape, Landscaped deck, Landscaped	Fenced, No Back Lane, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,706.89/2024	\$5,126.00/2024	\$6,230.11/2024
List Price	\$479,900	\$579,000	\$574,900
List Price/SF	\$374.92	\$361.88	\$336.40
Sold Price	\$479,500	\$574,000	\$565,000
Sold Price/SF	\$374.61	\$358.75	\$330.60
Sell/List Ratio	99.9%	99.1%	98.3%
DOM	11	21	24



Status	Sold	Sold	Sold
MLS® #	202504719	202504189	202504249
Area/Neighbr	4F/Amber Trails	4F/Amber Gates	4F/Garden City
Address	136 Morava Way	74 Pennyhill Gate	726 Leila Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 2010	OL / 2020	OL / 1969
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Two Storey	Bungalow
Living Area	1914 SF	2219 SF	960 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 4 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stone, Stucco	Stone, Stucco, Vinyl	Stucco
Fireplace(s)	Tile Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Vinyl	Laminate, Vinyl
Foundation	Concrete	Concrete, Piled	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Engineered Floor Joist, Exterior	Air Conditioning-Central, Hood Fan
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener remote(s),	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Parking	Double Attached, Front Drive Access	Double Attached	Double Detached, Rear Drive Access, Recreational Vehicle
Lot Shape			
Frontage	42 SF	0 SF	
Depth	118 SF	0 SF	
Site Influence	Fenced, Landscaped deck, No Back Lane	Landscaped deck, No Back Lane, Playground Nearby,	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$7,039.75/2024	\$6,608.07/2025	\$3,945.89/2024
List Price	\$619,900	\$624,888	\$369,900
List Price/SF	\$323.88	\$281.61	\$385.31
Sold Price	\$600,000	\$590,000	\$350,000
Sold Price/SF	\$313.48	\$265.89	\$364.58
Sell/List Ratio	96.8%	94.4%	94.6%
DOM	43	24	11



Status	Sold	Sold	Sold
MLS® #	202504564	202504403	202504197
Area/Neighbr	4F/Old Kildonan	4F/Amber Trails	4F/Garden City
Address	75 Northmount Cove	12 Brenner Bay	618 Templeton Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2005	/ 1996	OL / 1986
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bi-Level	Bi-Level	Bungalow
Living Area	1151 SF	1529 SF	1743 SF
Fin Basement		0.00 M2/0 SF	139.35 M2/1,500 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Stucco	Stucco	Brick, Stucco
Fireplace(s)		Tile Facing	Brick Facing
Fireplace Fuel		Gas	Wood
Flooring	Vinyl, Wood	Wall-to-wall carpet, Laminate, See re	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings	Flooring, Furnace, Other remarks, R	Windows
Features		Air Conditioning-Central, Deck, Exterior walls, 2x6",	Air Conditioning-Central, Laundry - Main Floor, Main floor full
Gds Included	Alarm system	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Double Attached
Lot Shape			
Frontage	0 SF	57 SF	60 SF
Depth	0 SF	118 SF	0 SF
Site Influence	Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby	Fenced, Fruit Trees/Shrubs, Landscaped deck, Landscaped	Fenced, Shopping Nearby, Public Transportation
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,490.31/2024	\$6,350.84/2024	\$5,666.48/2024
List Price	\$499,800	\$619,900	\$499,999
List Price/SF	\$434.23	\$405.43	\$286.86
Sold Price	\$499,900	\$620,000	\$540,000
Sold Price/SF	\$434.32	\$405.49	\$309.81
Sell/List Ratio	100.0%	100.0%	108.0%
DOM	9	7	8



Status	Sold	Sold	Sold
MLS® #	202503539	202503397	202503471
Area/Neighbr	4F/Garden City	4F/Old Kildonan	4F/Garden City
Address	626 Templeton Avenue	917 Beecher Avenue	30 Nurgitz Bay
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1985	/ 1956	OL / 1985
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-4 Level	Bungalow	Bungalow
Living Area	1810 SF	1076 SF	1775 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Wood Siding	Brick, Stucco	Stucco
Fireplace(s)	Stone		
Fireplace Fuel	Wood		
Flooring	Wall-to-wall carpet, See remarks, Wk	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Furnace, Roof Coverings
Features		Air Conditioning-Central, Main floor full bathroom	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed,	Dishwasher, Window Coverings	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door
Parking	Double Attached, Garage door opener	Double Attached, Front Drive Access, Oversized, Recreational	Double Attached, Front Drive Access, Oversized
Lot Shape			
Frontage	60 SF	93 SF	0 SF
Depth	111 SF	135 SF	0 SF
Site Influence	Fenced, Landscaped deck, No Back Lane, Playground Nearby,	Landscape, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Back Lane, Paved Street, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,516.85/ 24	\$4,740.37/ 24	\$5,900.08/ 24
List Price	\$479,900	\$344,900	\$519,900
List Price/SF	\$265.14	\$320.54	\$292.90
Sold Price	\$470,000	\$462,000	\$560,000
Sold Price/SF	\$259.67	\$429.37	\$315.49
Sell/List Ratio	97.9%	134.0%	107.7%
DOM	30	3	8



Status	Sold	Sold	Sold
MLS® #	202502647	202503056	202502920
Area/Neighbr	4F/Amber Gates	4F/Old Kildonan	4F/Garden City
Address	290 Cartesian Gate	30 Governor's Court	84 Viola Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2019	OL / 1979	OL / 1962
Type	Single Family Detached	Single Family Attached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Two Storey	Bungalow
Living Area	1833 SF	1114 SF	1202 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	92.90 M2/1,000 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: N	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Stone, Stucco	Brick, Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)	Insert		Stone, Stove
Fireplace Fuel	Electric		Wood
Flooring	Wall-to-wall carpet, Vinyl Plank	Laminate, Vinyl	Wall-to-wall carpet, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Central Exhaust, Closet Organizers,	Air Conditioning-Central, Patio	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener	Dryer, Fridges - Two, Garage door opener, Garage door opener	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Attached	Double Detached, Garage door opener, Heated, Insulated,	Single Detached, Paved Driveway
Lot Shape			Normal
Frontage	38 SF	22 SF	52 SF
Depth	114 SF	120 SF	104 SF
Site Influence	Fenced, Flat Site, Landscape, Landscaped deck, Paved Street,	Fenced, Fruit Trees/Shrubs, Golf Nearby, Back Lane, Landscaped	Fenced, Landscape, No Back Lane, Shopping Nearby, Public
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$5,890.43/ 24	\$3,120.53/ 24	\$4,289.16/2024
List Price	\$599,990	\$325,000	\$379,900
List Price/SF	\$327.33	\$291.74	\$316.06
Sold Price	\$570,000	\$315,000	\$421,000
Sold Price/SF	\$310.97	\$282.76	\$350.25
Sell/List Ratio	95.0%	96.9%	110.8%
DOM	38	83	7



Status	Sold	Sold	Sold
MLS® #	202502161	202501569	202500892
Area/Neighbr	4F/Amber Trails	4F/Amber Gates	4F/Old Kildonan
Address	12 Vistula Way	22 Daylan Marshall Gate	42 Holiday Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1991	OL / 2018	OL / 1987
Type	Single Family Detached	Single Family Attached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bi-Level
Living Area	1734 SF	1489 SF	1114 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 2 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Brick, Stucco	Stone, Stucco	Stone, Stucco
Fireplace(s)	Tile Facing		Double-sided
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Other remarks, Roof Cover		Other remarks
Features	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Heat recovery ventilator,	Air Conditioning-Central, Main floor full bathroom, No Pet Home
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dishwasher, Dryer, Garage door opener, Garage door opener	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Double Attached	Single Attached, Front Drive Access	Single Attached
Lot Shape	Normal		
Frontage	55 SF	0 SF	
Depth	114 SF	0 SF	
Site Influence	Fenced, Landscaped deck, No Back Lane, Other/remarks,	No Back Lane, Playground Nearby, Shopping Nearby, Public	Fenced, Landscape, No Back Lane, Playground Nearby,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,292.07/2024	\$3,503.84/2024	\$3,911.81/ 24
List Price	\$574,900	\$449,900	\$299,800
List Price/SF	\$331.55	\$302.15	\$269.12
Sold Price	\$555,000	\$471,500	\$380,900
Sold Price/SF	\$320.07	\$316.66	\$341.92
Sell/List Ratio	96.5%	104.8%	127.1%
DOM	47	10	8



Status	Sold	Sold	Sold
MLS® #	202500183	202500076	202426878
Area/Neighbr	4F/Amber Trails	4F/Garden City	4F/Garden City
Address	135 Mosselle Drive	43 Nurgitz Bay	2 Birchtree Place
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 1985	/ 1978
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Cab-Over	Bungalow	Two Storey Split
Living Area	1711 SF	1585 SF	950 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 5	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 3 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Concrete, Wood Frame	
Exterior	Stone, Stucco	Stone, Stucco	Stucco
Fireplace(s)	Tile Facing	Stone	Stone
Fireplace Fuel	Gas	Wood	Wood
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Tile, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Deck	No Pet Home, No Smoking Home, Smoke Detectors, Sump	
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener remote(s), Refrigerator,	
Parking	Double Attached	Double Attached, Front Drive Access, Garage door opener,	Carport
Lot Shape		Normal	
Frontage	0 SF	58 SF	41 SF
Depth	0 SF	0 SF	100 SF
Site Influence	Fenced, Landscape, Landscaped deck, No Back Lane	Fenced, Vegetable Garden, Landscaped deck, No Back	Corner, Fenced, Flat Site, No Back Lane, Playground Nearby
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$6,512.53/2024	\$5,627.64/ 24	\$3,427.38/2024
List Price	\$649,900	\$458,000	\$280,000
List Price/SF	\$379.84	\$288.96	\$294.74
Sold Price	\$627,500	\$446,500	\$275,000
Sold Price/SF	\$366.74	\$281.70	\$289.47
Sell/List Ratio	96.6%	97.5%	98.2%
DOM	10	9	36



Status	Sold	Sold	Sold
MLS® #	202426129	202425655	202512999
Area/Neighbr	4F/Garden City	4F/Amber Trails	4G/Garden City
Address	6 Tully Road	3 Brenner Bay	7 Dafoe Boulevard
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1983	/ 1997	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bungalow	Bungalow
Living Area	1946 SF	1884 SF	1059 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 4 TBD: 4	BDA: 3 TBD: 5	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame	Brick	
Exterior	Stucco, Vinyl	Stucco	Brick, Brick & Siding, Stucco
Fireplace(s)		Brick Facing	
Fireplace Fuel		Gas	
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl,
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Kitchen, Window	Bathroom, Furnace, Kitchen, Other r	
Features	Air Conditioning-Central, Deck, Garburator, High-Efficiency		Air Conditioning-Central, High-Efficiency Furnace, No Pet
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Triple Attached	Single Detached
Lot Shape			
Frontage	66 SF	0 SF	0 SF
Depth			
Site Influence	Fenced, Landscape, Paved Street, Playground Nearby,	Corner, Fenced, Lake View, Landscaped deck, No Back	Fenced, Landscape, No Back Lane, Park/reserve, Playground
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,974.95/2024	\$6,854.72/2024	\$4,085.56/2024
List Price	\$489,900	\$634,900	\$339,900
List Price/SF	\$251.75	\$337.00	\$320.96
Sold Price	\$485,000	\$622,500	\$455,000
Sold Price/SF	\$249.23	\$330.41	\$429.65
Sell/List Ratio	99.0%	98.0%	133.9%
DOM	51	57	6



Status	Sold	Sold	Sold
MLS® #	202511553	202511519	202510897
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	1057 Lansdowne Avenue	60 Teakwood Avenue	64 Gilia Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1956	OL / 1959	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Split-3 Level
Living Area	1092 SF	1114 SF	1109 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 2	BDA: 3 TBD: 5	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction		Wood Frame	Wood Frame
Exterior	Stucco	Stucco, Vinyl	Brick & Siding, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl, Wood	Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Basement, Bathroom, Exterior, Kitch
Features	Air Conditioning-Central, Main floor full bathroom		
Gds Included	Refrigerator, Storage Shed, Stove	Dishwasher, Dryer, Dryers - Two, Fridges - Two, Garage door	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener,
Parking	Double Detached	Single Detached, Parking Pad, Rear Drive Access	Double Attached, Front Drive Access, Garage door opener,
Lot Shape			
Frontage	42 SF	45 SF	55 SF
Depth	0 SF	0 SF	
Site Influence	Fenced, Back Lane, Playground Nearby, Shopping Nearby, Public	Corner, Fenced, Back Lane, Paved Lane, Public	Corner, Fenced, Flat Site, Golf Nearby, Landscaped patio
Heating	Forced Air	Hot Water	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,777.89/ 24	\$2,199.39/2025	\$4,480.06/ 24
List Price	\$299,900	\$399,900	\$399,900
List Price/SF	\$274.63	\$358.98	\$360.60
Sold Price	\$361,500	\$430,000	\$491,000
Sold Price/SF	\$331.04	\$386.00	\$442.74
Sell/List Ratio	120.5%	107.5%	122.8%
DOM	7	7	6



Status	Sold	Sold	Sold
MLS® #	202510833	202510583	202510675
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	18 Colish Drive	57 Arrowwood Drive N	22 Pearce Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1958	OL / 1960	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1320 SF	1179 SF	1085 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	None, Slab	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Vinyl	Stucco, Vinyl	Brick & Siding, Stucco
Fireplace(s)		Other - See remarks	
Fireplace Fuel		Gas	
Flooring	Laminate, Tile	Wall-to-wall carpet, Laminate, Tile, V	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled		Furnace, Garage, Other remarks, Rc	
Features	Air Conditioning-Central, Deck, Hood Fan	Air Conditioning-Central, High-Efficiency Furnace, Jetted	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
Gds Included	Dishwasher, Dryer, Freezer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Double Detached, Garage door opener, Paved Driveway, Rear	Double Detached, Front Drive Access	Double Detached
Lot Shape		Normal	
Frontage	60 SF	55 SF	53 SF
Depth	125 SF	110 SF	120 SF
Site Influence	Fenced, Low maintenance landscaped, Other/remarks,	Fenced, Low maintenance landscaped, Landscaped patio,	Fenced, Back Lane, Landscape, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,908.33/2024	\$4,472.10/2024	\$4,308.57/ 24
List Price	\$369,900	\$399,999	\$379,800
List Price/SF	\$280.23	\$339.27	\$350.05
Sold Price	\$380,000	\$495,000	\$370,000
Sold Price/SF	\$287.88	\$419.85	\$341.01
Sell/List Ratio	102.7%	123.8%	97.4%
DOM	14	8	13



Status	Sold	Sold	Sold
MLS® #	202509437	202508416	202508110
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	43 Cherryhill Road	96 Gilia Drive	812 Airlies Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1957	OL / 1961	OL / 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Split-3 Level	Bungalow	Bungalow
Living Area	1713 SF	1262 SF	1031 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: Y	FB: 1 HB: 1 EN: N
Basement	Crawl space, Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Stone, Stucco, Vinyl	Brick, Stucco	Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Vinyl Plank	Laminate, See remarks, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring	Bathroom, Exterior, Flooring, Furnac	
Features	Air Conditioning-Central, No Smoking Home, Patio	Air Conditioning-Central, High-Efficiency Furnace, Hood	
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,		
Parking	Front Drive Access, Paved Driveway	Parking Pad	Front Drive Access
Lot Shape	Normal	Normal	
Frontage	63 SF	55 SF	0 SF
Depth	125 SF	100 SF	0 SF
Site Influence	Fenced, Vegetable Garden, Paved Street, Playground Nearby	Fenced, Vegetable Garden, No Back Lane, Park/reserve, Paved	Fenced, Playground Nearby, Public Swimming Pool, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,919.83/2024	\$4,222.72/2024	\$3,886.06/ 24
List Price	\$389,900	\$414,900	\$349,900
List Price/SF	\$227.61	\$328.76	\$339.38
Sold Price	\$441,000	\$450,000	\$370,000
Sold Price/SF	\$257.44	\$356.58	\$358.87
Sell/List Ratio	113.1%	108.5%	105.7%
DOM	8	7	8



Status	Sold	Sold	Sold
MLS® #	202507248	202506756	202506170
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	124 Arrowwood Drive N	6 Hillhouse Road	11 Aster Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	/ 1969	OL / 1958
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Split-4 Level	Bungalow
Living Area	1054 SF	2416 SF	1090 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 4 TBD: 4	BDA: 2 TBD: 2
Baths	FB: 1 HB: 1 EN: N	FB: 2 HB: 2 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Brick, Wood Siding	Stucco, Vinyl
Exterior	Stucco	Brick Facing	Brick Facing
Fireplace(s)		Wood	Wood
Fireplace Fuel	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl	Wood
Flooring	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace	Bathroom, Roof Coverings, Windows	Air Conditioning-Central
Features	Air Conditioning-Central, Bar dry, Main floor full bathroom, Patio	Air Conditioning-Central, Cook Top, High-Efficiency Furnace,	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove,	Alarm system, Blinds, Dishwasher, Dryer, Refrigerator,	Alarm system, Dishwasher, Dryer, Garage door opener,
Parking	Single Detached	Single Attached, Oversized	Double Detached
Lot Shape	Normal		
Frontage	50 SF	63 SF	55 SF
Depth	0 SF	153 SF	110 SF
Site Influence	Landscaped patio, No Back Lane, Playground Nearby,	Fenced, Landscaped patio, No Back Lane, Paved Street,	Fenced, No Back Lane, Paved Street, Playground Nearby,
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,013.40/ 24	\$5,518.52/2024	\$4,454.11/ 24
List Price	\$364,900	\$449,900	\$349,800
List Price/SF	\$346.20	\$186.22	\$320.92
Sold Price	\$390,000	\$445,000	\$396,311
Sold Price/SF	\$370.02	\$184.19	\$363.59
Sell/List Ratio	106.9%	98.9%	113.3%
DOM	8	17	6



Status	Sold	Sold	Sold
MLS® #	202506235	202505929	202505836
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	610 Leila Avenue	135 Arrowwood Drive	26 Morrison Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1969	/ 1959	OL / 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1130 SF	1674 SF	1148 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 4 TBD: 4	BDA: 3 TBD: 4
Baths	FB: 2 HB: 1 EN: Y	FB: 1 HB: 1 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame		
Exterior	Brick, Stucco	Brick & Siding, Stucco, Vinyl	Stucco, Vinyl
Fireplace(s)	Brick Facing		
Fireplace Fuel	Wood		
Flooring	Tile, Vinyl, Wood	Wall-to-wall carpet, Laminate, Wood	Wall-to-wall carpet, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Roof Coverings, Windows		Furnace, Roof Coverings
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, Hood Fan, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, No
Gds Included	Blinds, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Detached	Double Detached	Single Detached, Front Drive Access, Garage door opener, Normal
Lot Shape			
Frontage	50 SF	0 SF	57 SF
Depth	122 SF	0 SF	110 SF
Site Influence	Fenced, Back Lane, Low maintenance landscaped,	Fenced, Landscape, No Back Lane, Shopping Nearby, Public	Other/remarks, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,287.72/2024	\$1,782.14/2024	\$4,249.09/ 24
List Price	\$399,900	\$424,900	\$349,900
List Price/SF	\$353.89	\$253.82	\$304.79
Sold Price	\$451,100	\$422,000	\$415,000
Sold Price/SF	\$399.20	\$252.09	\$361.50
Sell/List Ratio	112.8%	99.3%	118.6%
DOM	7	10	8



Status	Sold	Sold	Sold
MLS® #	202505225	202505218	202504738
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	68 Arrowwood Drive N	60 Verbena Street	828 Airlies Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1960	OL / 1967	/ 1956
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1057 SF	1416 SF	1198 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 3 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Stucco, Wood Siding	Brick & Siding	Stucco, Wood Siding
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Tile, Vinyl, Vinyl Plank, Wc	Wall-to-wall carpet, Wood	Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Flooring, Kitchen, Other remarks	Bathroom	Roof Coverings
Features	Air Conditioning-Central, Bar wet, Dog run fenced in,	Air Conditioning-Central, High-Efficiency Furnace, Main	Air Conditioning-Central, Closet Organizers, High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Refrigerator, Storage Shed,	Blinds, Dryer, Garage door opener remote(s), Refrigerator,	Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer,
Parking	Front Drive Access, Parking Pad	Single Attached	Carport, Parking Pad, Plug-In, Paved Driveway
Lot Shape		Irregular	Normal
Frontage		89 SF	55 SF
Depth		111 SF	110 SF
Site Influence	Fenced, Flat Site, No Back Lane, Shopping Nearby, Public	Shopping Nearby, Public Transportation	Fenced, Flat Site, No Back Lane, Park/reserve, Paved
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,006.25/2024	\$5,000.51/2024	\$4,110.50/ 24
List Price	\$349,900	\$449,900	\$349,900
List Price/SF	\$331.03	\$317.73	\$292.07
Sold Price	\$360,000	\$460,060	\$341,000
Sold Price/SF	\$340.59	\$324.90	\$284.64
Sell/List Ratio	102.9%	102.3%	97.5%
DOM	7	9	7



Status	Sold	Sold	Sold
MLS® #	202504046	202503127	202503280
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	10 Mellish Avenue	96 Teakwood Avenue	30 Morrison Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1958	OL / 1958	/ 1961
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1010 SF	1035 SF	1190 SF
Fin Basement	60.29 M2/649 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Other-Remarks, Stucco	Brick, Stucco, Vinyl	Brick, Stucco, Vinyl
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Tile, V	See remarks, Tile, Vinyl Plank	Wall-to-wall carpet, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Electrical, Exterior, Floori	Other remarks	Furnace, Roof Coverings
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Main floor full bathroom, Sump Pump	Air Conditioning-Central, High-Efficiency Furnace, Main
Gds Included	Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two,	Dryer, Refrigerator, Stove, Washer	Dryer, Fridges - Two, Microwave, Storage Shed, Stove, Washer,
Parking	Double Detached	Single Detached, Carport, Rear Drive Access	Carport, Front Drive Access
Lot Shape		Normal	
Frontage	55 SF	44 SF	57 SF
Depth	100 SF	105 SF	110 SF
Site Influence	Fenced, Low maintenance landscaped, Playground Nearby,	Fenced, Back Lane, Paved Lane, Landscape, Playground Nearby,	Landscape, Landscaped patio, Playground Nearby, Shopping
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,085.56/ 25	\$3,734.79/ 24	\$4,316.87/ 24
List Price	\$339,900	\$409,900	\$324,900
List Price/SF	\$336.53	\$396.04	\$273.03
Sold Price	\$419,770	\$385,000	\$390,000
Sold Price/SF	\$415.61	\$371.98	\$327.73
Sell/List Ratio	123.5%	93.9%	120.0%
DOM	8	20	3



Status	Sold	Sold	Sold
MLS® #	202502999	202502599	202502491
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	1190 Inkster Boulevard	19 Peony Avenue	19 PAYNE Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1958	OL / 1961	OL / 1959
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Bungalow
Living Area	1080 SF	1275 SF	1067 SF
Fin Basement	0.00 M2/0 SF		83.61 M2/900 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 4	BDA: 3 TBD: 5
Baths	FB: 1 HB: 0 EN: N	FB: 3 HB: 0 EN: Y	FB: 2 HB: 0 EN: N
Basement	Full	Full	Full
Construction			
Exterior	Brick, Stucco	Stone, Stucco, Vinyl	Brick & Siding, Stone, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Laminate, Wood	Vinyl Plank	Laminate, Vinyl, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Other remarks, Roof Coverings	Basement, Bathroom, Flooring, Kitch	
Features		Air Conditioning-Central, Bar wet, Main floor full bathroom, Sump	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, No Blinds, Dishwasher, Dryer, Garage door opener, Refrigerator,
Gds Included	Dryer, Refrigerator, Stove, Washer	Dryer, Refrigerator, Storage Shed, Stove, Washer	Single Detached, Carport, Garage door opener, Parking
Parking	Single Detached, Rear Drive Access	Front Drive Access	
Lot Shape		Normal	Normal
Frontage	0 SF	53 SF	55 SF
Depth	0 SF	100 SF	100 SF
Site Influence	Back Lane, Shopping Nearby, Public Transportation	Fenced, No Back Lane, Playground Nearby, Private Yard,	Corner, Fenced, Flat Site, Playground Nearby, Shopping
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$3,418.95/ 24	\$3,871.29/ 24	\$4,347.41/2024
List Price	\$299,900	\$399,900	\$360,000
List Price/SF	\$277.69	\$313.65	\$337.39
Sold Price	\$328,000	\$475,000	\$358,000
Sold Price/SF	\$303.70	\$372.55	\$335.52
Sell/List Ratio	109.4%	118.8%	99.4%
DOM	7	7	7



Status	Sold	Sold	Sold
MLS® #	202502094	202501776	202501146
Area/Neighbr	4G/Garden City	4G/Garden City	4G/Garden City
Address	116 Arrowwood Drive N	66 Woodcrest Drive	3 Tanoak Park Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	/ 1960	OL / 1963	OL / 1969
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Bungalow	Two Storey
Living Area	1115 SF	1304 SF	2242 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 2 HB: 0 EN: N	FB: 2 HB: 0 EN: N	FB: 2 HB: 1 EN: N
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Brick, Vinyl	Stucco, Vinyl	Stucco
Fireplace(s)	Brick Facing	Brick Facing	Free-standing
Fireplace Fuel	Electric	Wood	Wood
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl	Tile
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			
Features	Air Conditioning-Central, Bar wet, Main floor full bathroom, No Pet	Air Conditioning-Central, Main floor full bathroom, No Pet Home,	Air Conditioning-Central, Monitored Alarm, No Pet Home,
Gds Included	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer,	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer,	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Parking	Double Detached, Front Drive Access, Heated, Oversized	Carport	Carport
Lot Shape		Normal	
Frontage	0 SF	55 SF	0 SF
Depth	0 SF		0 SF
Site Influence	Fenced, No Back Lane, Playground Nearby, Shopping	Fenced, Low maintenance landscaped, Paved Street,	Corner, Paved Street, Playground Nearby, Shopping
Heating	Forced Air	Baseboard, Forced Air	Baseboard
Heating Fuel	Natural gas	Electric, Natural gas	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,322.47/ 24	\$4,422.22/ 24	\$4,998.79/2024
List Price	\$369,900	\$349,900	\$449,900
List Price/SF	\$331.75	\$268.33	\$200.67
Sold Price	\$445,000	\$411,000	\$445,000
Sold Price/SF	\$399.10	\$315.18	\$198.48
Sell/List Ratio	120.3%	117.5%	98.9%
DOM	8	9	7



Status	Sold
MLS® #	202501216
Area/Neighbr	4G/Garden City
Address	9 Grandcrest Street
City	Winnipeg
Age/Yr Built	OL / 1967
Type	Single Family Detached
Use	Year-round
Style	Bungalow
Living Area	1830 SF
Fin Basement	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3
Baths	FB: 2 HB: 1 EN: Y
Basement	Full
Construction	Wood Frame
Exterior	Brick, Stucco
Fireplace(s)	Stone
Fireplace Fuel	Wood
Flooring	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete
Roof	Shingle
Remodelled	Furnace, Roof Coverings, Windows
Features	Air Conditioning-Central, Bar wet, Ceiling Fan, Cook Top,
Gds Included	Alarm system, Dryer, Garage door opener, Refrigerator, Stove,
Parking	Single Attached, Front Drive Access, Garage door opener
Lot Shape	Normal
Frontage	60 SF
Depth	0 SF
Site Influence	Flat Site, Landscaped patio, No Back Lane, Park/reserve, Paved
Heating	Baseboard, Forced Air
Heating Fuel	Electric, Natural gas
Water	Municipal/Community
Sewer	Municipal/Community
Gross Tax	\$5,018.08/2024
List Price	\$479,900
List Price/SF	\$262.24
Sold Price	\$460,000
Sold Price/SF	\$251.37
Sell/List Ratio	95.9%
DOM	10