



Status	Sold	Sold	Sold
MLS® #	202516527	202517342	202516836
Area/Neighbr	1B/Crescentwood	1C/River Heights	1D/River Heights South
Address	496 McMillan Avenue	322 Lockwood Street	918 Lindsay Street
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL /	OL / 1954	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	1348 SF	910 SF	816 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: 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			
Exterior	Stucco, Wood Siding	Brick & Siding	Brick, Stucco
Fireplace(s)			
Fireplace Fuel			
Flooring	Wall-to-wall carpet, Laminate, Vinyl F	Laminate, Vinyl, Wood	Wall-to-wall carpet, Laminate, Tile
Foundation	See remarks	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Basement, Bathroom, Electrical, Ext	Windows	Bathroom, Kitchen, Other remarks, v
Features	Air conditioning wall unit, Ceiling Fan, Deck, Hood Fan, No	No Pet Home, No Smoking Home	High-Efficiency Furnace, Main floor full bathroom, Patio, Pool
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer	
Parking	Double Detached, Oversized, Parking Pad	Single Detached	Parking Pad, Rear Drive Access
Lot Shape			
Frontage	33 SF	50 SF	0 SF
Depth	120 SF	130 SF	0 SF
Site Influence	Corner, Fenced, Back Lane, Paved Lane, Playground Nearby,	Fenced, Playground Nearby, Shopping Nearby	Fenced, Vegetable Garden, Landscaped patio, Private
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	\$2,997.69/ 24	\$4,216.03/ 24	\$4,449.13/ 25
List Price	\$349,900	\$366,900	\$389,900
List Price/SF	\$259.57	\$403.19	\$477.82
Sold Price	\$340,000	\$370,000	\$467,000
Sold Price/SF	\$252.23	\$406.59	\$572.30
Sell/List Ratio	97.2%	100.8%	119.8%
DOM	10	2	6



Status	Sold	Sold	Sold
MLS® #	202516696	202516803	202516194
Area/Neighbr	1F/Charleswood	1G/Charleswood	1Jw/West Fort Garry
Address	106 Kinkora Drive	38 Hewitt Crescent	1007 Radisson Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	/ 1977	OL / 2015
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Raised Bungalow
Living Area	2277 SF	1950 SF	1108 SF
Fin Basement	0.00 M2/0 SF		0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 6	BDA: 4 TBD: 5	BDA: 3 TBD: 5
Baths	FB: 4 HB: 0 EN: Y	FB: 2 HB: 2 EN: Y	FB: 3 HB: 0 EN: Y
Basement	Full	Full	Full
Construction	Wood Frame		Wood Frame
Exterior	Brick, Composite, Stucco	Brick, Stucco	Composite, Stucco, Wood Siding
Fireplace(s)	Brick Facing	Brick Facing	Free-standing
Fireplace Fuel	Wood	Wood	Electric
Flooring	Wall-to-wall carpet, Laminate, Tile, V	Vinyl, Vinyl Plank	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Addition, Basement, Bathroom, Com	Basement, Flooring, Kitchen	Basement
Features	Air Conditioning-Central, Bar wet, Closet Organizers,	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6",	Air Conditioning-Central, Hood Fan, In-Law Suite, Main floor full
Gds Included	Blinds, Dishwashers - Two, Dryer, Garage door opener,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Fridges - Two, Microwaves - Two,
Parking	Double Attached, Front Drive Access, Garage door opener,	Single Attached, Oversized	No Garage, Parking Pad, Rear Drive Access
Lot Shape	Normal	Normal	Normal
Frontage	75 SF	60 SF	28 SF
Depth	155 SF	136 SF	105 SF
Site Influence	Fenced, Vegetable Garden, Landscaped patio, No Back	Corner, Fenced, Golf Nearby, Back Lane, Landscaped patio,	Back Lane, Low maintenance landscaped, Not Fenced,
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	\$7,362.23/2024	\$4,891.54/2024	\$3,804.58/ 24
List Price	\$949,900	\$549,900	\$429,900
List Price/SF	\$417.17	\$282.00	\$388.00
Sold Price	\$1,070,000	\$650,000	\$455,000
Sold Price/SF	\$469.92	\$333.33	\$410.65
Sell/List Ratio	112.6%	118.2%	105.8%
DOM	7	7	8



Status	Sold	Sold	Sold
MLS® #	202514407	202513783	202515819
Area/Neighbr	1P/Whyte Ridge	1S/Fairfield Park	2E/Meadowood
Address	1181 Scurfield Boulevard	1117 Comdale Avenue	429 Novavista Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1994	OL / 2007	OL / 1978
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Bungalow	Two Storey	Bungalow
Living Area	1400 SF	1766 SF	908 SF
Fin Basement	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: Y	FB: 3 HB: 1 EN: Y	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction	Wood Frame	Wood Frame	
Exterior	Metal, Other-Remarks, Stucco	Stucco	Stucco, Wood Siding
Fireplace(s)	Heatilator/Fan, Other - See remarks	Stone	Stone
Fireplace Fuel	Electric	Gas	Wood
Flooring	Wall-to-wall carpet, Laminate, Tile	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled	Bathroom, Flooring, Furnace, Roof C		
Features	Air Conditioning-Central, Deck, Hood Fan, Main floor full	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood	Air Conditioning-Central, Main floor full bathroom
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Fridges - Two, Garage door opener, Single Detached, Oversized
Parking	Double Attached	Double Attached	
Lot Shape	Irregular		
Frontage	40 SF	40 SF	25 SF
Depth	175 SF	123 SF	101 SF
Site Influence	Fenced, Low maintenance landscaped, Landscaped deck, Forced Air	Fenced, Landscape, Landscaped patio, No Back Lane, Playground Forced Air	Back Lane, Low maintenance landscaped, 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	\$4,845.54/ 24	\$5,692.46/2025	\$3,296.31/2024
List Price	\$549,900	\$624,000	\$349,900
List Price/SF	\$392.79	\$353.34	\$385.35
Sold Price	\$530,000	\$605,000	\$345,000
Sold Price/SF	\$378.57	\$342.58	\$379.96
Sell/List Ratio	96.4%	97.0%	98.6%
DOM	15	38	18



Status	Sold	Sold	Sold
MLS® #	202515347	202514201	202516022
Area/Neighbr	2F/River Park South	2K/Sage Creek	3C/Glenelm
Address	27 Wainwright Crescent	139 Yellow Moon Crescent	448 Bredin Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 2013	OL / 2024	OL / 1930
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	2144 SF	1518 SF	2345 SF
Fin Basement	82.13 M2/884 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 4	BDA: 3 TBD: 3	BDA: 4 TBD: 4
Baths	FB: 3 HB: 1 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	Stone, Stucco	Other-Remarks, Stucco	Other-Remarks, Stucco
Fireplace(s)	Tile Facing		Glass Door, Tile Facing
Fireplace Fuel	Gas		Gas
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Tile, Wood
Foundation	Concrete, Piled	Concrete	Concrete, Piled
Roof	Shingle	Shingle	Shingle
Remodelled			Other remarks
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", Heat	Air Conditioning-Central, Deck, Heat recovery ventilator,	Air Conditioning-Central, Balcony - One, Deck, No Smoking Home,
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door opener
Parking	Double Attached	Single Attached, Garage door opener, Insulated garage door,	Double Attached, Front Drive Access
Lot Shape			
Frontage	0 SF	25 SF	67 SF
Depth	0 SF	0 SF	194 SF
Site Influence	Fenced, Landscape, Landscaped deck, Landscaped patio,	Landscape, No Back Lane, Paved Street, Playground	Fenced, Landscaped deck, Private Setting, Private Yard,
Heating	Forced Air	Forced Air	Hot Water, 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	\$6,210.28/ 24	\$1,352.21/ 24	\$6,083.18/ 24
List Price	\$739,900	\$529,950	\$699,800
List Price/SF	\$345.10	\$349.11	\$298.42
Sold Price	\$700,000	\$529,950	\$667,000
Sold Price/SF	\$326.49	\$349.11	\$284.43
Sell/List Ratio	94.6%	100.0%	95.3%
DOM	20	33	10



Status	Sold	Sold	Sold
MLS® #	202509250	202516783	202515832
Area/Neighbr	3C/Fraser's Grove	3D/East Kildonan	3F/North Kildonan
Address	738 Kildonan Drive	245 Greene Avenue	467 Springfield Road
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1953	OL / 2005	/ 1972
Type	Single Family Detached	Single Family Detached	Single Family Attached
Use	Year-round	Year-round	Year-round
Style	Two Storey	Bi-Level	Two Storey
Living Area	1508 SF	806 SF	1225 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: 1 HB: 1 EN: N	FB: 2 HB: 0 EN: N	FB: 1 HB: 1 EN: N
Basement	Full	Full	Full
Construction		Wood Frame	
Exterior	Stucco, Wood Siding	Stucco	Stone, Stucco
Fireplace(s)	Brick Facing		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Vinyl	Wall-to-wall carpet, Laminate, Vinyl F
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Bathroom, Furnace, Kitchen, Roof C
Features	Hood Fan, No Smoking Home, Sauna, Sunroom	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency	Air Conditioning-Central, High-Efficiency Furnace, Sump
Gds Included	Dryer, Garage door opener, Refrigerator, Stove, Washer,	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Freezer, Refrigerator, Storage
Parking	Single Detached, Front Drive Access, Paved Driveway	Double Detached	Oversized, Parking Pad
Lot Shape			
Frontage	59 SF	37 SF	0 SF
Depth		100 SF	0 SF
Site Influence	Landscape, Paved Street, Playground Nearby, Private	Fenced, Low maintenance landscaped, Private Yard,	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	\$5,700.06/2024	\$3,635.85/ 24	\$2,760.00/ 24
List Price	\$455,900	\$349,900	\$349,900
List Price/SF	\$302.32	\$434.12	\$285.63
Sold Price	\$440,000	\$430,000	\$365,000
Sold Price/SF	\$291.78	\$533.50	\$297.96
Sell/List Ratio	96.5%	122.9%	104.3%
DOM	71	7	18



Status	Sold	Sold	Sold
MLS® #	202516787	202516700	202516563
Area/Neighbr	3G/North Kildonan	4B/Shaugnessy Heights	4C/Sinclair Park
Address	280 Glenway Avenue	1031 ABERDEEN Avenue	634 St John's Avenue
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1978	OL / 1912	OL / 1911
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Year-round	Year-round	Year-round
Style	Bungalow	One and a Half	One and a Half
Living Area	1260 SF	1035 SF	1200 SF
Fin Basement	102.19 M2/1,100 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: 1 EN: Y	FB: 2 HB: 0 EN: N	FB: 1 HB: 0 EN: N
Basement	Full	Full	3/4
Construction	Wood Frame	Wood Frame	Wood Frame
Exterior	Brick, Stucco, Vinyl	Aluminum Siding	Vinyl
Fireplace(s)	Brick Facing, Corner		
Fireplace Fuel	Gas		
Flooring	Wall-to-wall carpet, Laminate, Vinyl	Laminate, Vinyl	Wall-to-wall carpet, Vinyl Plank
Foundation	Concrete	Concrete	Stone
Roof	Shingle	Shingle	Shingle
Remodelled	Furnace, Roof Coverings		Bathroom, Flooring, Kitchen
Features	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air Conditioning-Central, High-Efficiency Furnace, Hood	Air conditioning wall unit, Air Conditioning-Central, Ceiling
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage door	Dryer, Garage door opener, Garage door opener remote(s),	Dryer, Garage door opener, Garage door opener remote(s),
Parking	Single Attached, Front Drive Access, Garage door opener,	Single Detached, Rear Drive Access	Single Detached, Garage door opener, Insulated, Parking Pad
Lot Shape	Normal		Normal
Frontage	50 SF		25 SF
Depth	122 SF		
Site Influence	Fenced, Landscaped patio, No Back Lane, Playground Nearby, Forced Air	Fenced, Vegetable Garden, Back Lane, Paved Lane, Landscaped Forced Air	Fenced, Vegetable Garden, Back Lane, Paved Lane, Landscaped Forced Air
Heating	Natural gas	Natural gas	Natural gas
Heating Fuel	Municipal/Community	Municipal/Community	Municipal/Community
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
Gross Tax	\$4,371.80/2024	\$2,202.32/2024	\$1,720.43/ 24
List Price	\$399,900	\$270,000	\$219,900
List Price/SF	\$317.38	\$260.87	\$183.25
Sold Price	\$480,280	\$260,000	\$215,000
Sold Price/SF	\$381.17	\$251.21	\$179.17
Sell/List Ratio	120.1%	96.3%	97.8%
DOM	6	7	8



Status	Sold	Sold	Sold
MLS® #	202514840	202516025	202516507
Area/Neighbr	4C/Sinclair Park	4D/Scotia Heights	5F/Grace Hospital
Address	447 Parr Street	80 McAdam Avenue	145 Athlone Drive
City	Winnipeg	Winnipeg	Winnipeg
Age/Yr Built	OL / 1924	OL / 1908	OL / 1966
Type	Single Family Detached	Single Family Detached	Single Family Detached
Use	Seasonal	Year-round	Year-round
Style	Two Storey	One and a Half	Bungalow
Living Area	1150 SF	1375 SF	1488 SF
Fin Basement	0.00 M2/0 SF	0.00 M2/0 SF	0.00 M2/0 SF
Bedrooms	BDA: 3 TBD: 3	BDA: 2 TBD: 3	BDA: 3 TBD: 3
Baths	FB: 1 HB: 0 EN: N	FB: 2 HB: 0 EN: Y	FB: 2 HB: 1 EN: Y
Basement	Full	Full	Full
Construction			Wood Frame
Exterior	Wood Siding	Vinyl, Wood Siding	Brick, Stucco, Vinyl
Fireplace(s)			Glass Door
Fireplace Fuel			Gas
Flooring	Laminate, Wood	Wood	Laminate, Tile, Wood
Foundation	Concrete	Concrete	Concrete
Roof	Shingle	Shingle	Shingle
Remodelled			Flooring, Kitchen, Windows
Features		Air Conditioning-Central, Ceiling Fan, Deck, Main floor full	Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Main
Gds Included	Refrigerator, Stove	Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Single Detached	Alarm system, Blinds, Dishwasher, Dryer, Garage door Single Attached
Parking	Single Detached	Single Detached	Single Attached
Lot Shape	Normal		Normal
Frontage	30 SF	0 SF	63 SF
Depth	0 SF	0 SF	110 SF
Site Influence	Fenced, Playground Nearby, Shopping Nearby, Public	Fenced, Playground Nearby, Private Yard, Shopping Nearby, Forced Air	Fenced, Paved Lane, 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	\$2,361.95/2024	\$3,326.61/ 24	\$5,260.73/2025
List Price	\$169,000	\$324,800	\$484,900
List Price/SF	\$146.96	\$236.22	\$325.87
Sold Price	\$140,000	\$322,500	\$496,000
Sold Price/SF	\$121.74	\$234.55	\$333.33
Sell/List Ratio	82.8%	99.3%	102.3%
DOM	29	18	10



Status	Sold
MLS® #	202508355
Area/Neighbr	9A/Central
Address	453 Alexander Avenue
City	Winnipeg
Age/Yr Built	OL / 2019
Type	Single Family Detached
Use	Year-round
Style	Bi-Level
Living Area	919 SF
Fin Basement	0.00 M2/0 SF
Bedrooms	BDA: 2 TBD: 4
Baths	FB: 2 HB: 1 EN: Y
Basement	Full
Construction	Wood Frame
Exterior	Stucco
Fireplace(s)	
Fireplace Fuel	
Flooring	Wall-to-wall carpet, Laminate, Vinyl
Foundation	Concrete
Roof	Shingle
Remodelled	
Features	Air Conditioning-Central, Deck, Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage
Parking	Carport, Plug-In
Lot Shape	Normal
Frontage	
Depth	
Site Influence	Corner, Fenced, Landscaped deck, Public Transportation
Heating	Forced Air
Heating Fuel	Natural gas
Water	Municipal/Community
Sewer	Municipal/Community
Gross Tax	\$3,310.82/2024
List Price	\$328,000
List Price/SF	\$356.91
Sold Price	\$305,000
Sold Price/SF	\$331.88
Sell/List Ratio	93.0%
DOM	80