

Osama Daloul
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Residential Client Full

Property Type

570 Walker Avenue , Winnipeg R3L 1C4

Nghbrhd: **Lord Roberts**
Linc #: **012R010345000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1909/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **95.23 M2/1,025 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **7.62 M/25 F**
Lot Dpth: **26.82 M/88 F**
Lot Area:
BDA: **2** TBD: **2** Baths: **F2/H0**

Area: **1Aw** MLS® #: **202509796**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$3,599.00**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,748.91** List Price: **\$334,900**
Imprv: Sell Price: **\$401,570**
Spc Lvy: Sell Date: **05/14/2025**
Payout: DOM: **6**

Remarks:

SS Friday May 9/Offers presented on Wed May 14 @ 6:30pm. Charming & spacious updated 2-storey home ideally located, within walking distance of Osborne Street & all its amenities. A cozy screened-in front veranda welcomes you as you enter the home and is the ideal place to sit back & relax. You will love the functional layout this home offers. Nice sized living room, a sun-filled dining space, and a bright kitchen which overlooks the backyard. Upstairs, you'll find two spacious bedrooms, primary bedroom also has a bonus reading nook. 4pc bathroom on 2nd floor. Full basement w/finished rec room, 3pc bathroom, laundry room, & storage room. Fully fenced south-facing backyard with deck. Home is very well insulated, the owners seldomly had to turn on the 2nd floor baseboard heaters during even the coldest winter days. For comfort during the hot summer days, there is a wall mounted a/c unit on the 2nd floor. Lots of upgrades over the years. Interior & exterior paint ('25), shingles ('22/'23), HWT ('22), A/C ('15). Majority triple pane windows, 200 AMP service. This home has been well cared for and has so much to offer. Book your private showing today, you will be impressed. Quick possession available.

Dir/GPS:

West off Osborne, between Nassau and Daly.

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Preserved Wood
Exterior:	Vinyl, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer:	Municipal/Community
Heating:	Baseboard	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Parking Pad, Plug-In, Unpaved Driveway		
Remodel:			
Site Influ:	Fenced, Back Lane, Paved Lane, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air conditioning wall unit, Ceiling Fan, Cook Top, Deck, No Pet Home, No Smoking Home, Oven built in, Smoke Detectors		
Gds Incl:	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

<u>Room</u>	<u>M</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>M</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>M</u>	<u>L</u>	<u>Dimen</u>
Living Room	M	12X10.5		Dining Room	M	16.92X8.58		Kitchen	M	10.58X9.58	
Primary Bedroom	U	16.67X8.17		Bedroom	U	10.33X9.25		Recreation Room	B	17.33X14.08	
Storage Room	B	6.83X16.83		Four Piece Bath	U			Three Piece Bath	B		
# Baths:	1PC	2PC		3PC	4PC	5PC	6PC	# Ensuite:	1PC	2PC	3PC
	0	0		1	1	0	0		0	0	0

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Property Type

1149 McMillan Avenue , Winnipeg R3M 0T7
 Nghbrhd: **Crescentwood**
 Linc #: **012R031412000**
 Type: **RD** Liv Area: **65.03 M2/700 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **BNG** Lot Front: **12.19 M/40 F**
 Yr Built/Age: **1946/Older** Lot Dpth: **36.88 M/121 F**
 New Const: **No** Lot Area:
 RMA: **4** BDA: **1** TBD: **1** Baths: **F2/H0**
 Legal:
 Add Lgl: **LBP 33 26838 34/5 ST B**

Area: 1B	MLS® #: 202509555
Schl Div:	
Gross Tax: \$4,299.37	
Tax Yr: 2024	Status: Sold
Ed Tax: \$2,059.28	List Price: \$339,900
Imprv: \$278.00	Sell Price: \$355,000
Spc Lvy:	Sell Date: 05/14/2025
Payout:	DOM: 9

Remarks & Directions

Remarks: **Showings start May 8. Offers accepted May 14. OPEN HOUSE May 10, 12-1:30pm. What a charming 1+ bedroom, 2 bath home in heart of Crescentwood! Fully finished basement with another full bath. Located mid-block surrounded by mature trees, this home is conveniently close to parks, rinks, schools, shopping & restaurants. Underneath the LR & DR carpeting is hardwood flooring, as seen in the primary bedroom. Faux fireplace in LR adds to the charm. Galley kitchen with pantry/shelving area. Laundry room features double sinks and a counter for folding & storage. Backyard is 121' deep and offers a lovely perennial garden, as well as a single detached garage with opener. Upgrades over the years: electric furnace 2010, basement insulated 2010, electric HWT 2023, electrical 2010, copper plumbing 2010, house shingles 2021.**

Dir/GPS:

General Information

Basement: Full	B Dev: Fully Finished
FP Type/Fuel:	# FP:
Lot Dim:	Acres:
Frnt Exp:	Fndtn: Concrete
Exterior: Vinyl	Cnstrct: Wood Frame
Roof: Shingle	Water: Municipal/Community
Flooring: Wall-to-wall carpet, Wood	Sewer: Municipal/Community
Heating: Forced Air	H Fuel: Electric
Gas:	Hydro:
Parking: Single Detached; Enclsd: 1	
Remodel: Other remarks	
Site Influ:	Back Lane, Low maintenance landscaped, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation
Features: Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Monitored Alarm, No Pet Home, No Smoking Home	
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings
Gds Excl:	
Rnt Eqp:	Alarm: \$35 Monthly;

Approximate Room Dimensions

<u>Room</u>	<u>Dimen</u>	<u>Room</u>	<u>Dimen</u>	<u>Room</u>	<u>Dimen</u>
Four Piece Bath	M L	Three Piece Bath	B L	Living Room	M L
Dining Room	M 11.33X8.67	Kitchen	M 8.58X7.67	Recreation Room	B 17X11
Other	B 11.42X10.92	Laundry Room	B 11.25X8.33	Primary Bedroom	M 12.58X9

# Baths:	1PC 2PC 3PC 4PC 5PC 6PC	# Ensuite:	1PC 2PC 3PC 4PC 5PC 6PC
	0 0 1 1 0 0		0 0 0 0 0 0

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Property Type

1026 Jessie Avenue , Winnipeg R3M 1B2

Nghbrhd: **Crescentwood**
Linc #: **012R030543000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1927/**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **116.13 M2/1,250 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **10.06 M/33 F**
Lot Dpth: **36.58 M/120 F**
Lot Area: **372.17 M2/4,006 SF**

BDA: **2** TBD: **2** Baths: **F2/H0**

Area: **1Bw**

Schl Div:
Gross Tax: **\$5,499.97**
Tax Yr: **24**
Ed Tax:
Imprv: **\$229.35**
Spc Lvy:
Payout:

MLS® #: **202509486**

Status: **Sold**
List Price: **\$539,900**
Sell Price: **\$555,000**
Sell Date: **05/13/2025**
DOM: **12**

Remarks & Directions

Remarks: **Beautifully reimagined, this two bedroom two story has become open and modern while remaining warm and timeless. The main floor features a welcoming foyer, spacious living and dining spaces with hickory floors, tray ceiling and thoughtful lighting, a modern, efficient kitchen with stone counters, spare bedroom and a three piece bath. The second level serves as the primary bedroom suite, with screened in balcony, dressing room and a gorgeous five piece en-suite bath with whirlpool tub and heated tile floor. The lower level has a large rec-room / hobby space, storage and laundry areas. Off the back door is a South fenced yard, with partially covered composite deck, patio area and insulated 24' x 24' double garage. Some features include custom fir millwork, a low maintenance exterior with composite siding, gutter guards, high & dry attic storage room, radon gas remediation system, custom tri-pane wood windows, storage shed and more. Wonderful Rockwood location that's walking distance to all amenities. Be sure to watch the video!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:	33' x 120'	Acres:			
Frnt Exp:		Fndtn:	Concrete		
Exterior:	Brick, Composite, Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Tile, Vinyl Plank, Wood	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:	Budget \$68.00/M	Hydro:	Budget \$157.00/M		
Oth Util:	MB Hydro EPP				
Parking:	Double Detached; Enclsd: 2; Ttl: 2; Dim: 24 x 24				
Remodel:	Completely				
Site Influ:	Fenced, Fruit Trees/Shrubs, Paved Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Treed Lot				
Features:	Air Conditioning-Central, Balcony - One, Ceiling Fan, Cook Top, Deck, High-Efficiency Furnace, Jetted Tub, Main floor full bathroom, No Smoking Home, Oven built in, Patio				
Gds Incl:	Alarm system, Blinds, Dryer, Microwave, Refrigerator, Storage Shed, TV Wall Mount, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	U	L	Dimen	Room	U	L	Dimen	Room	M	L	Dimen
5 Piece En Bath	U			Primary Bedroom	U	21.25X11.58		Bedroom	M	9.58X8.5	
Dining Room	M	13X10.25		Kitchen	M	11.25X7		Living Room	M	12.08X11.67	
Foyer	M	10.33X7.75		Recreation Room	B	22.25X16.25		Three Piece Bath	M		
	1PC	2PC	3PC 4PC 5PC 6PC			1PC	2PC	3PC 4PC 5PC 6PC			
# Baths:	0	0	1 0 0 0	# Ensuite:	0	0	0	0 0 1 0			

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Property Type

1125 Corydon Avenue , Winnipeg R3M 0X4

Nghbrhd: **Crescentwood**
Linc #: **012R030788000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1946/**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **75.25 M²/810 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth: **36.88 M/121 F**
Lot Area:

TBD: **2** Baths: **F1/H1**

Area: **1Bw**

Schl Div:
Gross Tax: **\$3,442.75**
Tax Yr: **24**
Ed Tax: **\$1,620.62**
Imprv:
Spc Lvy:
Payout:

MLS® #: **202510175**

Status: **Sold**
List Price: **\$249,900**
Sell Price: **\$300,000**
Sell Date: **05/14/2025**
DOM: **6**

Remarks & Directions

Remarks: **Wonderful starter home project at an affordable price in a high demand area and location down the street from little Italy and across the street from Corydon Community Center. Generous 40 x 120 foot fenced lot with detached garage and additional parking. Solid raised bungalow featuring hardwood floors under carpeting, generous sized bedrooms, remodelled main floor bathroom and cozy eat in kitchen. Full basement with good height, lots of development potential and currently includes a rec room, potential 3rd bedroom & 2 piece bathroom. Recent upgrades include roof shingles(2019), electrical service/panel(22), some PVC windows, and main floor bathroom. With a little TLC, and your personal touches, this would make an excellent starter home, investment or downsizer. So much potential!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: R1
Frnt Exp:	S	Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Hot Water	H Fuel:	Natural gas
Gas:	Budget \$80.00/M	Hydro:	Budget \$50.00/M
Parking:	Single Detached, Other remarks, Rear Drive Access		
Remodel:	Bathroom, Electrical, Roof Coverings, Windows		
Site Influ:	Fenced, Paved Lane, Landscaped patio, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Bar dry, No Smoking Home		
Gds Incl:	Bar Fridge, Blinds, Dryer, Refrigerator, See remarks, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.33X11.67	Kitchen	M	11.75X9.75	Primary Bedroom	M	11.92X11.08
Bedroom	M	10.5X9.87	Four Piece Bath	M		Recreation Room	B	23X16.5
Other	B	13X9.5	Two Piece Bath	B				
# Baths:	1PC	2PC	3PC	4PC	5PC	6PC		
	0	1	0	1	0	0		
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	0	0

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Property Type

353 Yale Avenue , Winnipeg R3M 0L5

Nghbrhd: **Crescentwood**
Linc #: **012R040202500**

Type: **RD** Liv Area: **290.41 M2/3,126 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **42.67 M/140 F**
Yr Built/Age: **1929/Older** Lot Dpth: **43.59 M/143 F**
New Const: **No** Lot Area: **1,184.79 M2/12,753 SF**
RMA: **10** BDA: **4** TBD: **4** Baths: **F3/H1**

Area: **1C** Schl Div: **Gross Tax: \$7,813.13**
Tax Yr: **2025** Ed Tax: **\$3,637.25**
Imprv: **\$710.29** Spc Lvy:
Payout:

Status: **Sold** List Price: **\$629,900**
Sell Price: **\$620,000**
Sell Date: **05/08/2025**
DOM: **45**

Legal:
Add Lgl:

Remarks & Directions

Remarks: Offers presented as received. Discover a charming blend of timeless elegance and natural beauty in this classic historic home, perfectly situated on an expansive lot adorned with mature trees and lush landscaping. This enchanting property offers all the comforts of modern living. With 3 1/2 bathrooms, dbl car gar, and a bright screened porch, this home offers space, convenience, and a touch of luxury at every turn. This lot, provides a serene natural retreat—ideal for outdoor gatherings, tranquil mornings, or cultivating your own garden oasis. Just minutes from all levels of schools, major shopping centers and downtown, you have the perfect blend of peaceful seclusion and easy access to all amenities. The heart of the home is a large, newer kitch outfitted with a blt in stove, oven, and DW—for todays hardcore Chef's! Enjoy a cozy sitting rm for that quiet getaway, an elegant dinrm for refined gatherings & a spacious LR with a wood-burning FP. On the 2nd flr you have 4 generously sized bedrms and a library with custom blt in bookshelves. The primary BR features a remod 4 pce ensuite & ample closet space, blending comfort and convenience. The 2nd flr main bathrm has been totally remod. Ductless A/C

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished		
FP Type/Fuel:	Brick Facing/Wood	# FP:	2	Zoning:	R1
Lot Dim:	140f 124E 143W 63B	Shape:	Reverse Pie	Acres:	
Frnt Exp:		Survey:		Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Tile, Wood	Sewer:	Municipal/Community		
Heating:	Hot Water	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Double Detached				
Remodel:	Bathroom, Furnace, Kitchen, Other remarks, Roof Coverings				
Site Influ:	Fenced, Fruit Trees/Shrubs, Landscape, Playground Nearby, Shopping Nearby, Treed Lot				
Features:	Cook Top, No Pet Home, No Smoking Home, Oven built in, Porch, Skylight				
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Eat-In Kitchen	M	19.25X16.25	Dining Room	M	14.5X14	Living Room	M	21X14
Den	M	16X8.5	Primary Bedroom	U	18.17X12	Bedroom	U	12.5X12.5
Bedroom	U	11.58X10.17	Bedroom	U	9.83X9	Library	U	16X14
Recreation Room	L	19.33X15.83	Laundry Room	L	9X9	Porch	M	17.33X9.83
Two Piece Bath	M		4 Piece En Bath	U		Four Piece Bath	U	
Three Piece Bath	L							
	1PC	2PC	3PC	4PC	5PC	6PC		
# Baths:	0	1	1	1	0	0	# Ensuite:	0

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Property Type

451 Waverley Street , Winnipeg R3M 3K6

Nghbrhd: **River Heights**
Linc #: **012R041976000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1941/**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **152.55 M²/1,642 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth: **36.58 M/120 F**
Lot Area:

TBD: **3** Baths: **F2/H2**

Area: **1C** MLS® #: **202510151**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$7,856.74**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$769,000**
Imprv: **\$278.00** Sell Price: **\$801,000**
Spc Levy: Sell Date: **05/14/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: **Showings start Thursday May 8th, Offers Wednesday May 14th. Impressive, fully remodelled 3 bed, 4 bath two-storey in beautiful River Heights! This home blends timeless character with top-to-bottom modern upgrades in one of Winnipeg's most sought-after neighbourhoods. Step into a bright, welcoming main floor featuring tray ceilings, crown moulding, a stunning coffered-ceiling dining room, and a custom kitchen with granite counters, stainless steel appliances, and a rare main floor powder room. Upstairs, you'll find three spacious bedrooms, including a spa-like primary ensuite with heated tile floors, soaker tub, double vanity, and tiled glass walk-in shower—perfect for unwinding at the end of the day. The fully finished basement adds more living space with a rec room (Murphy bed included), laundry room, and another 2-pc bath. Enjoy summer evenings in the west-facing backyard with a multi-tiered deck, stamped concrete patio, privacy screen, planters, and low maintenance turf grass. Plus: oversized 24'x25' garage, central AC, newer windows, siding, 200 AMP panel, sump pump & HRV. Move-in ready perfection!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Cedar, Composite	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Tile, Vinyl Plank, Wood	Sewer:	Municipal/Community
Heating:	Forced Air, Infloor	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Double Detached, Garage door opener, Oversized; Encld: 2		
Remodel:	Addition, Basement, Bathroom, Electrical, Exterior, Flooring, Insulation, Kitchen, Windows		
Site Influ:	Fenced, Back Lane, Low maintenance landscaped, Landscaped deck		
Features:	Deck, Heat recovery ventilator, Microwave built in, No Pet Home, Sump Pump		
Gds Incl:	Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Play structure, Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 16.5X12.58	Dining Room	M 12.83X10.67	Kitchen	M 19.5X11.75
Two Piece Bath	M	Primary Bedroom	U 14.83X12.83	Bedroom	U 14.5X10.67
Bedroom	U 12.83X10.17	5 Piece En Bath	U	Four Piece Bath	U
Recreation Room	B 19.33X11.25	Laundry Room	B 8.58X8.42	Utility Room	B 10.5X6.25
Two Piece Bath	B				
# Baths:	1PC 0 2PC 2 3PC 0 4PC 1 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 1 6PC 0		

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Property Type

144 Borebank Street , Winnipeg R3N 1C9
 Nghbrhd: **River Heights North**
 Linc #: **012R060732000**
 Type: **RD** Liv Area: **153.94 M2/1,657 SF**
 Use: **Year-round** Fin Bsmnt:
 Style: **2+1/2** Lot Front:
 Yr Built/Age: **1914/** Lot Dpth:
 New Const: **No** Lot Area:
 RMA: **8** BDA: **3** TBD: **3** Baths: **F1/H1**
 Legal:
 Add Lgl:

Area: **1C** MLS® #: **202508742**
 Schl Div:
 Gross Tax: **\$4,123.74**
 Tax Yr: **2024**
 Status: **Sold**
 Ed Tax:
 List Price: **\$424,899**
 Imprv:
 Sell Price: **\$424,000**
 Spc Lvy:
 Sell Date: **05/11/2025**
 Payout:
 DOM: **13**

Remarks & Directions

Remarks: **SS Monday April 28th//Offers anytime. OPEN HOUSE SAT MAY 10TH 1PM-3PM. Just steps from Wellington Crescent, this beautifully maintained home blends classic character with thoughtful updates. The care and pride of ownership are evident from the moment you step inside. A welcoming foyer with tiled floors and a grand staircase sets a warm tone. The bright, open layout features a spacious living room, stylish dining area, and elegant lighting. The updated kitchen boasts quartz countertops, stainless appliances, custom cabinetry, pot lighting, and exposed brick accents. A mudroom, powder room with heated tile floors, and access to a large deck and fenced backyard, with a hot tub — perfect for comfortable living and effortless entertaining. The second floor offers 2 comfortable bedrooms, a den, and a refreshed four-piece bath with a clawfoot tub, while the third floor provides a perfect retreat for a bedroom, home office, or studio. Enjoy the brand new double detached garage for extra storage or parking! Set near parks, cafes, shopping, and top-rated schools, 144 Borebank is a rare opportunity to own a well-cared-for home in one of Winnipeg's most desirable neighborhoods.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:		Fndtion:	Stone
Exterior:	Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Tile, Wood	Sewer:	Municipal/Community
Heating:	Hot Water	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached		
Remodel:	Kitchen, Windows		
Site Influ:	Fenced, Back Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot		
Features:	Deck, Hot Tub, Microwave built in		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	10.8X15.9	Dining Room	M	10.6X12	Kitchen	M	11.1X17.9
Foyer	M	9.1X8.4	Two Piece Bath	M	4.11X5.2	Primary Bedroom	U	17.1X12.9
Bedroom	U	11.4X9.6	Bedroom	U	9.1X12.2	Four Piece Bath	U	6.4X10.7
Loft	3	8.7X22.11	Recreation Room	B	17.7X24.1	Utility Room	B	9.1X15.8

# Baths:	1PC 0	2PC 1	3PC 0	4PC 1	5PC 0	6PC 0	# Ensuite:	1PC 0	2PC 0	3PC 0	4PC 0	5PC 0	6PC 0
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Property Type

603 Oak Street , Winnipeg R3M 3P9

Nghbrhd: **River Heights**
Linc #: **012R050814000**

Type: **RD** Liv Area: **101.08 M2/1,088 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **BNG** Lot Front: **.00 M/ F**
Yr Built/Age: **1950/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:

RMA: **5** BDA: **2** TBD: **3** Baths: **F1/H0**

Area: **1D** Schl Div:
Gross Tax: **\$5,538.72**
Tax Yr: **25** Ed Tax: **\$2,686.81**
Status: **Sold** List Price: **\$487,500**
Imprv: Sell Price: **\$487,500**
Spc Lvy: Sell Date: **05/04/2025**
Payout: DOM: **57**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **Welcome to this beautifully updated three-bedroom, two-bathroom bungalow nestled in the highly sought-after neighborhood of River Heights. This charming home boasts a newly renovated open-concept kitchen, complete with modern appliances and elegant quartz countertops. The main floor features two spacious bedrooms and a fully updated bathroom, while large windows throughout the space fill the functional floor plan with an abundance of natural light. The professionally designed and renovated lower level offers an additional bedroom and a stunning bathroom, perfect for guests or family. Ideally situated in a prime mid-block location, this property is just steps away from schools, parks, and public transportation.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Fndtn:	Concrete		
Exterior:	Stucco, Wood Siding	Cnstrct:			
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Single Detached				
Remodel:	Bathroom, Kitchen				
Site Influ:	Back Lane, Paved Street, Playground Nearby, Private Setting, Private Yard, Shopping Nearby, Public Transportation				
Features:					
Gds Incl:					
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	L	M	L	Dimen
Four Piece Bath	M			Primary Bedroom	M	11.92X10		Recreation Room	L	14X16		
Bedroom	M	10.42X8.42		Family Room	M	20X15		Eat-In Kitchen	M	11X14		
Bedroom	B	14X9		Dining Room	M	12.08X10.42						
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC
# Baths:	0	0		0	1	0	0	# Ensuite:	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

440 Cordova Street , Winnipeg R3N 1A7

Nghbrhd: **River Heights**
Linc #: **012R060216000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1951/Older**
New Const: **No**
RMA: **9**
Legal:
Add Lgl:

Liv Area: **193.70 M2/2,085 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **14.02 M/46 F**
Lot Dpth: **32.00 M/105 F**
Lot Area:

TBD: **4** Baths: **F2/H1**

Area: **1D** MLS® #: **202507888**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$5,054.92**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,424.83** List Price: **\$580,000**
Imprv: **\$319.70** Sell Price: **\$540,000**
Spc Lvy:
Payout:
DOM: **24**

Remarks & Directions

Remarks: **Nestled in the heart of River Heights, this charming 2 storey home offers a perfect blend of character & comfort. Sunlight pours in through large windows, filling the space w/ warmth & highlighting the hardwood floors found throughout. The main floor features a spacious living room & an elegant dining room, ideal for hosting gatherings & special occasions. The beautifully updated kitchen is both stylish & functional, offering modern finishes & plenty of workspace. Off the kitchen is an inviting family room w/ a wood-burning fireplace that creates a setting for relaxing evenings & quality time w/ loved ones. Upstairs, the huge primary bedroom serves as a peaceful retreat w/ a 3-piece ensuite & office space, perfect for working from home or unwinding in peace. 3 additional well-sized bedrooms provide plenty of space for family or guests, & a bright 4-piece bathroom completes the upper level. Out back you'll find a fenced in yard & a double detached garage. Being within walking distance to schools, shops, & local amenities, this prime location combines lifestyle & practicality in one of the city's most desirable neighborhoods.**

Dir/GPS:

General Information

Basement:	Crawl space, Full	B Dev:	Partially Finished		
FP Type/Fuel:	Stone/Wood	# FP:	1	Zoning:	R1
Lot Dim:		Acres:		Hectares:	
Frnt Exp:	W	Shape:	Normal	Fndtion:	Concrete
Exterior:	Stucco	Survey:		Cnstrct:	
Roof:	Shingle			Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl, Wood			Sewer:	Municipal/Community
Heating:	Forced Air			H Fuel:	Natural gas
Gas:				Hydro:	
Parking:	Double Detached; Enclsd: 2				
Remodel:	Addition, Bathroom, Electrical, Flooring, Furnace, Garage, Kitchen, Roof Coverings, Windows				
Site Influ:	Fenced, Golf Nearby, Back Lane, Low maintenance landscaped, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation				
Features:	Air Conditioning-Central, Garburator, High-Efficiency Furnace, Hood Fan, No Pet Home, No Smoking Home, Patio, Workshop				
Gds Incl:	Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	12.08X23.5		Dining Room	M	10.5X12		Kitchen	M	11.83X11.42	
Family Room	M	13.25X14		Two Piece Bath	M			Primary Bedroom	U	14.5X14.58	
3 Piece En Bath	U			Office	U	11.67X9		Bedroom	U	11.67X12.25	
Bedroom	U	11.08X8.58		Bedroom	U	12.25X12.58		Four Piece Bath	U		
Recreation Room	B	21.42X18.08		Workshop	B	10.5X11		Laundry Room	B	10.5X11	

Baths: **1PC 0 2PC 1 3PC 0 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

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Property Type

77 Aldershot Boulevard , Winnipeg R3P 0C9

Nghbrhd: **Tuxedo**
Linc #: **010R002948700**
Type: **RD**
Use: **Year-round**
Style: **SP4L**
Yr Built/Age: **1967/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **283.73 M2/3,054 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **22.86 M/75 F**
Lot Dpth: **39.62 M/130 F**
Lot Area: **905.43 M2/9,746 SF**

TBD: **4** Baths: **F3/H1**

Area: **1E** MLS® #: **202509575**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$8,395.00**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$3,470.00** List Price: **\$899,900**
Imprv: **\$521.25** Sell Price: **\$1,205,000**
Spc Lvy:
Payout:
DOM: **10**

Remarks & Directions

Remarks: **SS Weds May 7th, Offers considered Monday evening May 12th. Wow!!! Walk in to this exceptionally spacious, well built and maintained original owner home and be transported back to the late 60's! A time when gorgeous open design and the high quality of materials were the norm and also a home where it is evident that the owner said to the builder..."only the best will do"! The solid wood work finishes in this home are gorgeous and offer incredible opportunity to incorporate into a modern masterpiece. The bones of the home are solid, and it has been enhanced with newer windows, 2 HE furnaces and roof coverings. The floor plan is open and functional and the natural light throughout the home is remarkable. The Mid Century character of the home is incredible and everything, save for the very functional and beautifully done 20 year old kitchen remodel, is original. The home also offers a remarkable rec room with a stunning wet bar and games area, a very large, solid wood panelled 3 season sunroom, wood burning fireplace, sauna, cedar closet, large finished garage, and a south facing back yard with in-ground pool. This is a very rare one, and a great opportunity. Call today with your questions.**

Dir/GPS:

General Information

Basement:	Crawl space, Full	B Dev: Fully Finished	
FP Type/Fuel:	Stone/Wood	# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:	N	Fndtion:	Hectares:
Exterior:	Stone, Wood Siding	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached, Garage door opener, Insulated; Enclsd: 2; Ttl: 7		
Remodel:	Furnace, Kitchen, Windows		
Site Influ:	Fenced, Landscaped patio, No Back Lane, Playground Nearby, Private Yard		
Features:	Air Conditioning-Central, Bar wet, Closet Organizers, High-Efficiency Furnace, No Smoking Home, Pool, inground, Wall unit built-in		
Gds Incl:	Alarm system, Blinds, Dishwasher, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Window Coverings		
Gds Excl:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 22.5X15.25	Dining Room	M 13.75X13.17	Eat-In Kitchen	M 14.83X12.5
Family Room	L 22.83X18.67	Office	L 15.75X9.58	Bedroom	L 11.5X9.58
Primary Bedroom	U 16.25X13.17	Bedroom	U 12.42X11.42	Bedroom	U 12X10.67
Recreation Room	B 22.5X16	Game Room	B 18.25X11.17	Laundry Room	B 10X9
Sunroom	L 20.25X10.75	Four Piece Bath	U	Two Piece Bath	L
Three Piece Bath	B	3 Piece En Bath	U		

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

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Property Type

28 Swann Drive , Winnipeg R3R 3T9

Nghbrhd: **Charleswood**
Linc #: **001R000617200**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1998/**
New Const: **No**
RMA: **12**
Legal:
Add Lgl:

Liv Area: **316.15 M2/3,403 SF**
Fin Bsmnt: **168.80 M2/1,817 SF**
Lot Front: **20.73 M/68 F**
Lot Dpth: **49.38 M/162 F**
Lot Area: **1,034.48 M2/11,135 SF**

TBD: **4** Baths: **F3/H1**

Area: **1F**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$9,458.24**
Tax Yr: **24**
Ed Tax: **\$3,935.53**
Imprv:
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$1,599,000**
Sell Price: **\$1,599,000**
Sell Date: **05/11/2025**
DOM: **13**

Remarks & Directions

Remarks: **SS Apr 30 1pm. OH May 4, 2-4. Offers as rec'd. Spectacular home & grounds. Stellar location steps from Assiniboine Park. The lot is a grand 68.5'x 162'. The home is 3400 sq ft w/a fully finished lower level, an oversize 28x23 garage, a bonus rm - 3rd bay of gar converted to an office (heated) w/it's own exterior entrance. It's an ideal private home based work space or drummers haven. Many amenities, features. Prof. landscaped w/beds, planters, patios, decks, hot tub, pergola, lawn, Astroturf area. The home exudes warmth & personality. Detailed w/stone & wood floors, wall tile, unique lighting, granite & poured concrete counters & a remarkable glass blown dining chandelier. Vaulted foyer. Formal living & dining areas. The fam room feature wall has a stunning gas fireplace & a supersize TV w/surround sound. The striking kitchen is substantial offering excellent storage & counter space, an island, sitting bar, 2 sinks, Thor cooktop/range. Surface treatments, windows, ceiling height, wet bar & unique lighting create an outstanding sunroom. The king size primary has 2 walk-in closets & a spa style 5 piece en-suite. 4 bedrooms, 3.5 baths, 2+ offices, rec room, gym, built-in speakers & more. Special!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Tile Facing/Gas	# FP:	1
Lot Dim:		Acres:	
Frnt Exp:		Survey:	
Exterior:	Stone, Stucco	Fndtion:	Concrete, Piled
Roof:	Shingle	Cnstrct:	Wood Frame
Flooring:	Wall-to-wall carpet, Tile, Wood	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Attached; Enclsd: 2; Dim: 28 X 23	Hydro:	
Remodel:	Other remarks		
Site Influ:	Fenced, Fruit Trees/Shrubs, Golf Nearby, Low maintenance landscaped, Landscaped deck, Landscaped patio, Park/reserve, Playground Nearby		
Features:	Air Conditioning-Central, Bar wet, Deck, High-Efficiency Furnace, Hood Fan, Hot Tub, Jetted Tub, Monitored Alarm, Sprinkler System-Underground, Structural wood basement floor, Sunroom		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings		
Gds Excl:	Lower level office shelving units (3) w/glass		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	17X12	Dining Room	M	12.5X12	Family Room	M	16.33X14.67
Kitchen	M	15X13.92	Kitchen	M	11X8	Sunroom	M	20X16
Office	M	16X9	Laundry Room	M	9.17X8.17	Bedroom	U	12X10
Bedroom	U	16X11.5	Primary Bedroom	U	18X12.42	Recreation Room	L	16X13
Gym	L	18X15	Bedroom	L	13.8X11.17	Office	L	23.5X9.33
Two Piece Bath	M		5 Piece En Bath	U		Four Piece Bath	U	
Three Piece Bath	L		Other	M	21X11			

1PC 2PC 3PC 4PC 5PC 6PC # Ensuite: 1PC 2PC 3PC 4PC 5PC 6PC
Baths: **0** **1** **1** **0** **0** # Ensuite: **0** **0** **0** **0** **1** **0**

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Property Type

90 Royalgate Road , Winnipeg R3R 2G4

Nghbrhd: **Charleswood**
Linc #: **001R000569900**
Type: **RD**
Use: **Year-round**
Style: **SP2S**
Yr Built/Age: **1974/**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **198.44 M2/2,136 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **36.58 M/120 F**
Lot Area:

TBD: **5** Baths: **F3/H1**Area: **1F**

Schl Div:
Gross Tax: **\$5,955.92**
Tax Yr: **2024**
Ed Tax: **\$2,427.44**
Imprv: **\$417.00**
Spc Lvy:
Payout:

MLS® #: **202508855**
Status: **Sold**
List Price: **\$749,900**
Sell Price: **\$800,500**
Sell Date: **05/14/2025**
DOM: **8**

Remarks & Directions

Remarks: **S/S Thurs. May 8, offers Wed. May 14 after 6 pm. Welcome to this beautifully remodeled 2-level split family home in Charleswood, just a short walk to scenic Assiniboine Park. Thoughtfully updated with fresh paint & new carpeting, the open-concept main living space is bright & modern. The front LR features a cozy gas fireplace, a built-in office nook & custom mudroom millwork. The spacious remodeled island kitchen is a showstopper, boasting soft-close cabinetry with built-in organizers, quartz countertops, a peninsula breakfast bar, black ss appliances, gas cooktop, pantry & stylish coffee bar. The large eating area includes an impressive built-in bench surrounded by windows & can easily accommodate 12+ guests...perfect for hosting. A cozy family room with a wood fireplace opens through garden doors to an east-facing, fenced backyard complete w/deck & salt water hot tub. A convenient guest bath rounds out the main level. Upstairs, you'll find four bedrooms with new carpeting (2025), including a primary suite with a 3-piece ensuite w/steam shower & a 4-piece family bath. The basement offers a rec room, 4th br, 3-piece bath & laundry area. C/AIR (2022). A wonderful home in a sought-after location.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Other - See remarks, Stone/Gas, Wood	# FP:	2
Lot Dim:	Shape:	Acres:	Zoning: R1
Frnt Exp:	Survey:	Fndtion:	Hectares:
Exterior:	Stone, Wood Siding	Cnstrct:	Concrete
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached, Front Drive Access, Garage door opener, Paved Driveway		
Remodel:			
Site Influ:	Fenced		
Features:	Air Conditioning-Central, Cook Top, Deck, Garburator, Hood Fan, No Smoking Home		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	17.67X17		Eat-In Kitchen	M	21.17X16.5		Family Room	M	15.58X14.25	
Primary Bedroom	U	14.25X10.58		Bedroom	U	9.5X9.08		Bedroom	U	10.75X9.33	
Bedroom	U	10.75X9.17		Recreation Room	B	20.25X16.67		Bedroom	B	13.08X9.08	
Two Piece Bath	M			Four Piece Bath	U			3 Piece En Bath	U		
Three Piece Bath	B										

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

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Property Type

4921 Eldridge Avenue , Winnipeg R3R 0M4

Nghbrhd: **Charleswood**
Linc #: **001R003072800**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1969/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl: **LBP 20 20427 49/54 ST C**

Liv Area: **104.79 M2/1,128 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **17.98 M/59 F**
Lot Dpth: **61.87 M/203 F**
Lot Area: **1,115.49 M2/12,007 SF**

TBD: **5** Baths: **F2/H0**

Area: **1G**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,085.50**
Tax Yr: **2024**
Ed Tax: **\$1,607.72**
Imprv: **\$417.00**
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$499,900**
Sell Price: **\$545,000**
Sell Date: **05/12/2025**
DOM: **7**

Remarks & Directions

Remarks: **SS now. Offers May 12 eve. Charming Charleswood bng located on an incredible 59x203 lot in a quiet location. Well maintained over long time ownership and recently updated. Welcoming tiled front entrance w/views straight to the back yard. Fantastic floor plan, neutral decor and laminates |25 thru out. Spacious+bright LR/DR w/built-in hutch and modern lighting. Tastefully renovated kitchen offers tons of high gloss cabinetry, timeless quartz counters, tile backsplash, SS appls+a garden door leading to the private screened-in porch. 3 spacious bdrms, primary has a full wall of closets. Refreshed 4pc w/modern one pc surround for easy care. Super functional finished basement has a lrg rec space w/pot lights, 2 spacious bdrms w/dbl closets, a dedicated laundry room and generous, modern 4pc bath. Full concrete driveway brings you to an incredible 35x22 insulated shop/garage complete w/in-floor heat, 220V wiring, compressor and tons of built-in storage; a true mechanics/hobbyists dream! Glorious backyard has mature trees, raised garden bed and fire pit. Tons of notable updates: architectural shingles, HWT, triple pane wdws. This home appeals to all walks of life; don't miss your opportunity!**

Dir/GPS: **At the very East end of Eldridge, last block, located on the north side of the street.**

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	0
Lot Dim:		Acres:	
Frnt Exp:	S	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Tile, Vinyl, Vinyl Plank	Sewer:	Municipal/Community
Heating:	Forced Air, Infloor	H Fuel:	Natural gas
Gas:	Budget \$65.00/M	Hydro:	Budget \$85.00/M
Oth Utl:	AS PER MB HYDRO		
Parking:	Double Detached, Garage door opener, Heated, Insulated, Paved Driveway, 240 Volt Wiring; Encldsd: 2; Ttl: 6; Dim: 36x22		
Remodel:	Basement, Bathroom, Electrical, Flooring, Furnace, Kitchen, Roof Coverings, Windows		
Site Influ:	No Back Lane, Park/reserve, Paved Street, Treed Lot		
Features:	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, Sump Pump, Sunroom, Wall unit built-in		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:	See REALTOR® remarks for inclusions		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	13.4X12.11		Eat-In Kitchen	M	11.7X16.11		Dining Room	M	9.8X8.5		
Primary Bedroom	U	9.6X14.11		Sunroom	M	11.5X10		Bedroom	U	11.6X7.6		
Bedroom	U	9.8X10.11		Four Piece Bath	U	7.4X5		Recreation Room	B	15.9X15.2		
Bedroom	B	12.1X11.5		Laundry Room	B	7X7.8		Four Piece Bath	B	10.5X7.1		
Bedroom	B	15.1X11.5										

Baths: **1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

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533 Berkley Street , Winnipeg R3R 1K1
Nghrbhd: **Charleswood**
Linc #: **001R004138900**
Type: **RD**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **1976/Older**
New Const: **No**
RMA: **5** BDA: **2**
Legal:
Add Lgl:

Area: 1G MLS® #: 202510222
Schl Div:
Gross Tax: \$3,643.99
Tax Yr: 2024 Status: Sold
Ed Tax: \$1,444.69 List Price: \$319,900
Imprv: \$347.50 Sell Price: \$420,000
Spc Lvy: Sell Date: 05/15/2025
Payout: DOM: 7

Remarks & Directions

Remarks: **S/S May 9th at noon. OTP May 15 @ 4:30 pm. Charleswood 1,006 Sq. Ft. 4 bedroom, 2 bath bilevel with a fenced yard and front drive. This Family Home features a white country style kitchen with ample cabinets. It has a spacious dining area with patio doors that leads to a 2 tiered deck. It has a spacious and functional living room, with a cozy wood-burning fireplace. The main level has 2 decent sized bedrooms and a 4 piece bathroom. The lower level features a rec-room area, 2 additional bedrooms and a 3 piece bathroom. In this level you will find a utility room and laundry facilities. Additional features found in this Home include : Central A/C and updated shingles. This Home is located close to all important Family amenities, including shopping, transit, schools, a community center and parks. Hurry and make this your new Family Home in Charleswood !!!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:	Stone/Wood	# FP:	1
Lot Dim:		Acres:	Zoning:
Frnt Exp:	W	Fndtion:	R1
Exterior:	Brick, Stucco, Wood Siding	Cnstrct:	Concrete
Roof:	Shingle	Water:	Wood Frame
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Municipal/Community
Gas:		Hydro:	Natural gas
Parking:	Front Drive Access		
Remodel:	Flooring		
Site Influ:	Fenced, Landscape, Landscaped deck, No Back Lane, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home		
Gds Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eap:	None;		

Approximate Room Dimensions

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

74 Norlorne Drive , Winnipeg R3R 2Y6

Nghbrhd: **Charleswood**
Linc #: **001R003101300**

Type: **RD** Liv Area: **104.79 M²/1,128 SF**
Use: **Year-round** Fin Bsmnt: **.00 M²/ SF**
Style: **BNG** Lot Front: **16.46 M/54 F**
Yr Built/Age: **1979/Older** Lot Dpth: **30.48 M/100 F**
New Const: **No** Lot Area:

RMA: **6** BDA: **3** TBD: **3** Baths: **F1/H0**

Area: **1G** Schl Div: Gross Tax: **\$3,786.28**
Tax Yr: **2024** Ed Tax: **\$1,494.50**
Status: **Sold** List Price: **\$399,900**
Imprv: Sell Price: **\$451,888**
Spc Lvy: Sell Date: **05/13/2025**
Payout: DOM: **10**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **Showings start May 5. Offers May 13 @ 4pm. Tucked away on one of Charleswood's most sought-after streets, this warm and welcoming home has been lovingly cared for by the same owners for 45 years—and it shows! This straight and solid 1128 sqft. bungalow offers 3 bedrooms, 1 bath and a layout that feels both functional and inviting. Step into a spacious foyer that leads into a sunny living room with large windows and a cozy fireplace. The eat-in kitchen and dining room give you flexible space for casual meals or family gatherings. Down the hall, you'll find three good sized bedrooms and a full 4-piece bathroom. The insulated basement is roughed-in for a bathroom and ready for your personal touch. Enjoy a private, south-facing 14'x16' deck with arbor, perfect for soaking up the sun. The landscaped yard and attached single garage complete the package. Updates: interior paint and carpet (2025), vinyl plank flooring (2020), a high-efficiency furnace, and most windows. This home is ideally located near greenspace and just steps from Beaumont Elementary, Westdale Junior High, and Oak Park High. A true gem in a great neighbourhood—come take a look and see the potential for yourself!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished	Zoning:	R1
FP Type/Fuel:	Corner/Wood	# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Fndtion:	Concrete		
Exterior:	Composite, Stucco	Cnstrct:			
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Laminate	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Single Attached				
Remodel:	Flooring, Furnace, Windows				
Site Influ:	Landscaped deck, No Back Lane, Paved Street				
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No Pet Home				
Gds Incl:	Blinds, Dryer, Microwave, Refrigerator, Stove, Washer				
Gds Excl:	none				
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen	
Kitchen	M	15X10.5	Dining Room	M	12.25X8.25	Living Room	M		
Four Piece Bath	M		Primary Bedroom	M	14X9.42	Bedroom	M	13X9	
Bedroom	M	9X8.83							
# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>			
	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>			
			# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
				<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

744 Haney Street - Winnipeg B3B 0Y8

744 Nanley Street , Winnipeg R3G 0C4
Nghbrhd: Charleswood
Linc #: 001R002189100
Type: RD
Use: Year-round
Style: BNG
Yr Built/Age: 1972/Older
New Const: No
RMA: 7 BDA: 3
Legal:
Add Lgl:

Remarks: Offers as received with 24 hours for acceptance. Extensively remodelled 3+ bedroom, 3 bathroom, bungalow in sought after Charleswood is the one you have been waiting for! Located on a park like lot. Spacious living area, formal dining area, renovated kitchen features: Custom cabinetry, quartz counter tops, tile backsplash, SS appliances are included. Primary bedroom offers a full ensuite bath & walk in closet. Both additional bedrooms are roomy w/large windows. Fully finished basement has a large rec-room w/wet bar complete w/granite counter tops w/bar fridge included. Potential 4th bedroom, is currently used as a storage room. Private laundry room. Convenient 3rd full bathroom & additional closet w/sliding barn door. Enjoy the outdoors from your front or rear deck. This is the Charleswood dream 60ft X 164ft partially fenced lot backs onto a greenspace. Dream 22ft x 35ft insulated, heated, garage w/black granite front driveway. Storage shed included. Recent improvements as per vendor include: Upgraded electrical(24/22), Exterior paint(21), Landscaping(21), Kitchen(18), Primary bedroom addition(16), Flooring(16), Kitchen(18), H/E Furnace, newer HWT & windows. Book your showing today!

Dir/GPS:

General Information

Basement:	Crawl space, Full	B Dev:	Fully Finished	
FP Type/Fuel:		# FP:		Zoning: R1
Lot Dim:		Acres:		Hectares:
Frnt Exp:	E	Fnldtn:	Concrete, Piled	
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame	
Roof:	Shingle	Water:	Municipal/Community	
Flooring:	Laminate, Wood	Sewer:	Municipal/Community	
Heating:	Forced Air	H Fuel:	Natural gas	
Gas:		Hydro:		
Parking:	Double Detached, Front Drive Access, Heated, Insulated, Oversized; Dim: 22FT x 35FT			
Remodel:	Addition, Bathroom, Electrical, Flooring, Furnace, Kitchen, Other remarks			
Site Influ:	Golf Nearby, Landscape, No Back Lane, Park/reserve, Playground Nearby, Private Setting, Shopping Nearby, Public Transportation			
Features:	Air Conditioning-Central, Bar wet, Closet Organizers, Garburator, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, No Smoking Home, Smoke Detectors			
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwave, Storage Shed, Stove, Washer, Window Coverings			
Gds Excl:	Basement Freezer			
Rnt Eqp:	None;			

Approximate Room Dimensions

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Property Type

533 Charleswood Road , Winnipeg R3R 1K5

Nghbrhd: **Charleswood**
Linc #: **001R004281100**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1982/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **189.80 M2/2,043 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **53.95 M/177 F**
Lot Area:

TBD: **4** Baths: **F3/H1**

Area: **1G**

Schl Div:
Gross Tax: **\$5,335.89**
Tax Yr: **24**
Ed Tax: **\$2,155.71**
Imprv: **\$417.00**
Spc Lvy:
Payout:

MLS® #: **202509627**

Status: **Sold**
List Price: **\$559,900**
Sell Price: **\$639,000**
Sell Date: **05/15/2025**
DOM: **9**

Remarks & Directions

Remarks: **Showings start Thurs., May 8th, Offers Thurs., May 15th @ 1pm. Check out this location-backing onto a park & creek...it is like your own little oasis in the heart of the city. Bright spacious home with every room being a good size. Special features that we all want in a home include-large foyer, main floor laundry, bathrooms on every level, ensuite, walk in closet, sunroom, decks, patios & more! The updated modern kitchen has Corian counters, large island opens onto the dining room with large windows across the back of the house overlooking the backyard & park. You will love the 2 sets of patio doors one leading to the side deck and patio, the other to the sunroom & back patio. You will enjoy the cozy winter days in your large living room with wood burning fireplace. Upstairs are 3 large bedrooms, Primary offers loads of closet space & ensuite. The basement has a good size rec room, large bedroom, 3 piece partially finished bath & great storage. Add to that a double attached garage & fenced yard. Upgrades include furnace'21, HWT'21, A/C'21, Carpets'19, Most windows '13/'14. Close to transportation, shopping and more - this is a true country feeling Charleswood home.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	
Lot Dim:		Acres:	
Frnt Exp:	W	Survey:	
Exterior:	Cedar, Stucco	Fndtion:	Concrete
Roof:	Wood/shingles	Cnstrct:	Wood Frame
Flooring:	Wall-to-wall carpet, Tile, Vinyl, Wood	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Attached; Enclsd: 2	Hydro:	
Remodel:	Flooring, Furnace, Other remarks		
Site Influ:	Fenced, Landscaped deck, Landscaped patio, No Back Lane, Park/reserve, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Cook Top, Deck, High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, Microwave built in, No Smoking Home, Oven built in, Patio, Sunroom		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer		
Gds Excl:	None		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		Dimen	Room		Dimen	Room		Dimen
Living Room	M	19.17X14.58	Dining Room	M	13.17X11.58	Kitchen	M	13.33X11.63
Primary Bedroom	U	15.83X13.38	Bedroom	U	13.25X12	Bedroom	U	13.29X12
Sunroom	M	14.67X6.46	Recreation Room	B	17.92X14	Recreation Room	B	13.92X11
Two Piece Bath	M		3 Piece En Bath	U		Four Piece Bath	U	
Three Piece Bath	B		Bedroom	B	10.92X10.5			

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

726 Community Row , Winnipeg R3R 1H7

Nghbrhd: **Charleswood**
Linc #: **001R003713700**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1971/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl: **LBP 10 10676 57 ST C**

Liv Area: **99.96 M²/1,076 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **36.58 M/120 F**
Lot Area:

Area: **1G**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$3,465.48**
Tax Yr: **24**
Ed Tax: **\$1,336.00**
Imprv: **\$417.00**
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$429,900**
Sell Price: **\$429,900**
Sell Date: **05/12/2025**
DOM: **7**

Remarks & Directions

Remarks: **Showings begin May 07, Offers reviewed May 12 evening. 726 Community Row has been home to the same family for over 50 years, and it's time to pass it on. This lovely property has been thoughtfully updated over the years, and pride of ownership shines. It's located mid-block on a 60x120 lot, and a highlight is that it backs onto a peaceful bluff of trees and an open green field, which provides added privacy. This bungalow offers 1076 sq feet of functional space. There are 3 bedrooms and 1 bath on the main floor, and hardwood floors under the carpets. The beautiful kitchen is nicely laid out and updated with cinnamon coloured cabinets and lots of counter space + a pantry. The 3-season sunroom will become your favourite spot to spend time in. It overlooks the stunning yard with a patio and a raised deck with a gazebo. The lower level is developed with a recroom with potlights, a spacious 3 pc bath, a spare room and plenty of storage. The beauty and nature that Charleswood offers are unlike any other neighbourhood in the city. Hike, bike, or walk the Harte Trail, enjoy all the parks and a short walk to Beaumont School. See the value and beauty of this home by calling your agent today!**

Dir/GPS: **located between Betsworth and Rannock**

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	0
Lot Dim:	60' x 120'	Acres:	
Frnt Exp:	E	Survey:	
Exterior:	Stucco, Vinyl	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	Wood Frame
Flooring:	Wall-to-wall carpet, Laminate, See remarks, Wood	Water:	Municipal/Community
Heating:	Baseboard, Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Electric, Natural gas
Oth Utl:	155/mo G+E	Hydro:	
Parking:	Front Drive Access, No Garage, Parking Pad		
Remodel:	Basement, Bathroom, Electrical, Flooring, Kitchen, Other remarks, Roof Coverings		
Site Influ:	Fenced, Flat Site, No Back Lane, Park/reserve, Paved Street, Playground Nearby, View		
Features:	Air Conditioning-Central, Ceiling Fan, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Vacuum roughed-in		
Gds Incl:	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Vacuum built-in, Washer, Window Coverings		
Gds Excl:	2 shelves in wine rm, upright freezer		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Three Piece Bath	B	6X8		Four Piece Bath	M	9X4.11		Dining Room	M	8.09X13	
Bedroom	M	8.06X10.06		Bedroom	M	8.06X10.06		Primary Bedroom	M	10X12.1	
Living Room	M	12X15		Kitchen	M	8.05X12.09		Utility Room	B	8.05X6.05	
Laundry Room	B	19.11X8.08		Storage Room	B	10.1X4.06		Cold Room	B	2.1X4	
Storage Room	B	3.07X10		Den	B	12.07X9.11		Recreation Room	B	27.04X10.07	

1PC	2PC	3PC	4PC	5PC	6PC	1PC	2PC	3PC	4PC	5PC	6PC
# Baths:	0	0	1	1	0						

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Property Type

38 Norlorne Drive , Winnipeg R3R 2Y6

Nghbrhd: **Charleswood**
Linc #: **001R003104000**
Type: **RD**
Use: **Year-round**
Style: **SP4L**
Yr Built/Age: **1979/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **144.74 M2/1,558 SF**
Fin Bsmnt: **18.58 M2/200 SF**
Lot Front:
Lot Dpth:
Lot Area:

Area: **1G**

Schl Div:

Gross Tax: **\$4,126.66**

Tax Yr:

2024

Ed Tax:

\$1,634.90Status: **Sold**List Price: **\$419,900**Sell Price: **\$450,000**Sell Date: **05/12/2025**DOM: **7**

Spc Lvy:

Payout:

Remarks & Directions

Remarks: **Offers May 12th at 4:30pm. Well-located in desirable Charleswood, this 4-bedroom, 2-bathroom home offers 1558 sq ft of thoughtfully designed living space across four levels. The open-concept main floor features updated vinyl flooring, a large West-facing window, and generous living and dining areas filled with natural light. The kitchen includes excellent storage and an eat-in area ideal for everyday use. The upper level offers three comfortable bedrooms and a 4-piece bathroom with deep soaker tub. The lower level is finished with a spacious rec room, fireplace, bar area, second full bathroom, and a fourth bedroom. The basement includes a flex space, laundry area, utility zone, and workshop. Updates include windows, shingles, flooring & a high-efficient furnace. Complete with an oversized double detached garage, front-drive access, and ample parking. A well-maintained property offering space, function, and a location close to schools, parks, and amenities.**

Dir/GPS:

Pinned location is accurate.

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:	Stone	# FP:	
Lot Dim:		Acres:	
Frnt Exp:	W	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached, Front Drive Access, Garage door opener, Paved Driveway		
Remodel:	Furnace, Kitchen, Roof Coverings, Windows		
Site Influ:	Fenced, Golf Nearby, Park/reserve, Paved Street, Playground Nearby, Private Setting, Shopping Nearby		
Features:	Air Conditioning-Central, High-Efficiency Furnace		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	17.08X11.92		Dining Room	M	9.5X8.33		Kitchen	M	13.75X9.5		
Primary Bedroom	U	12.58X12.17		Bedroom	U	10.83X9.17		Bedroom	U	14.17X8		
Recreation Room	L	16.58X14.5		Bedroom	L	8.67X7.5		Four Piece Bath	L	8.58X4.67		
Office	L	12.08X9.75		Utility Room	L	13.08X12.67		Storage Room	L	16.83X7.5		
Storage Room	L	7.5X6.08		Four Piece Bath	U	8.83X5.67						

Baths: **1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

3441 Beiko Avenue , Winnipeg R3R 0M7

Nghbrhd: Charleswood
Linc #: 001R001230800
Type: RD
Use: Year-round
Style: BNG
Yr Built/Age: 1983/Older
New Const: No
RMA: 9
Legal:
Add Lgl: **LBP: 5 14412 33/34 ST C.**

Liv Area: **146.32 M2/1,575 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **18.29 M/60 F**
Lot Dpth: **33.53 M/110 F**
Lot Area:

Area: **1G** MLS® #: **202509473**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$5,098.22**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,051.55** List Price: **\$599,900**
Imprv: **\$417.00** Sell Price: **\$640,000**
Spc Lvy:
Payout:
DOM: **9**

Remarks & Directions

Remarks: SS 05/05 Offers 05/12 eve. Welcome home to this gorgeous, well-cared for bungalow nestled amongst trees alongside the local wildlife of Charleswood, featuring a sprawling 1,575sqft of living space , 3+ beds, 3 baths, fully finished lower level & dbl attach garage! Step into the living room flooded with natural light & gorgeous hardwood floors, pass through the traditional dining area, to a dream kitchen, with SS appliances, Maple cabinetry, granite countertops & an island perfect for gathering! The bay window nook overlooks the landscaped back yard with a large patio. Next you'll find a cozy family room with a wood burning brick fireplace! Step down the hall to a 4pce main bath, 3 large beds incl the huge primary bedroom with a 3pce ensuite. Completing the main floor is generous size laundry area. The lower level features a very large rec-room, a wet bar perfect for entertaining, bright office area with tons of built-ins, plus an additional bedroom (not egress). Downstairs is complete with a Mech room/ Workshop area with built-in tool storage & workbench, additional 3pce bath, & tons of storage! Close to all amenities, including all levels of schools, parks, golf course, shopping & public transit!

Dir/GPS: On Beiko Ave., west of Elmhurst Road

General Information

Basement:	Full	B Dev:	Fully Finished		
FP Type/Fuel:	Brick Facing/Wood	# FP:	1	Zoning:	R1
Lot Dim:		Acres:		Hectares:	
Frnt Exp:	S	Survey:			
Exterior:	Brick, Brick & Siding, Stucco	Fndtion:	Concrete		
Roof:	Shingle	Cnstrct:	Wood Frame		
Flooring:	Tile, Vinyl, Wood	Water:	Municipal/Community		
Heating:	Forced Air	Sewer:	Municipal/Community		
Gas:		H Fuel:	Natural gas		
Parking:	Double Attached, Paved Driveway; Enclsd: 2; Ttl: 4; Dim: 22 x 22				
Remodel:	Bathroom, Kitchen, Other remarks, Windows				
Site Influ:	Corner, Golf Nearby, Landscape, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot				
Features:	Air Conditioning-Central, Bar wet, Closet Organizers, Garburator, High-Efficiency Furnace, Laundry - Main Floor, No Pet Home, No Smoking Home, Patio				
Gds Incl:	Alarm system, Bar Fridge, Dishwasher, Dryer, Freezer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwave, See remarks, Storage Shed, Stove, TV Wall Mount, Vacuum built-in, Washer, Window Coverings				
Gds Excl:	NONE				
Rnt Eqp:	See remarks: \$28 Monthly;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Kitchen	M 12.58X11.5	Dining Room	M 9.67X11	Living Room	M 17.67X10.08
Foyer	M 12.42X5.83	Laundry Room	M 9.75X5.67	Family Room	M 18.25X12
Four Piece Bath	M 9.42X5	Bedroom	M 11X9.42	Bedroom	M 11.08X11
Primary Bedroom	M 15.58X11.08	3 Piece En Bath	M 9.42X4.08	Recreation Room	B 25.5X14.17
Office	B 14.17X8	Bedroom	B 21.5X11.42	Three Piece Bath	B 7.67X6.25
Storage Room	B 17.33X9.58	Utility Room	B 17X13.42		

Baths: **1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

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Property Type

50 Lavenham Crescent , Winnipeg R3R 1T3

Nghbrhd: **Westdale**
Linc #: **001R005052100**
Type: **SA** Liv Area: **99.96 M2/1,076 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **.00 M/ F**
Yr Built/Age: **1969/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:
RMA: **5** BDA: **3** TBD: **3** Baths: **F1/H1**

Area: **1H** MLS® #: **202509323**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$2,485.67**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$991.81** List Price: **\$299,900**
Imprv: **\$222.56** Sell Price: **\$325,000**
Spc Lvy: Sell Date: **05/13/2025**
Payout: DOM: **6**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **SS now. Offers reviewed Tuesday May 13th evening. If you're searching for a truly maintenance-free home, this is it! Every inch of this beautifully maintained property has been thoughtfully updated—making it the perfect first home or stress-free investment. Enjoy peace of mind with major upgrades already taken care of, including a newer furnace, A/C, shingles, hot water tank, most windows, and electrical wiring. The stylish kitchen and bathrooms have been fully renovated, and fresh paint and modern flooring run throughout, giving the home a bright, contemporary feel. Even the foundation has been professionally braced, complete with a 10-year warranty—so you can feel confident about what's behind the walls. This home is as solid as they come. Just move in and enjoy—no to-do list required! You are close to schools, parks, shopping, and easy access to major roads making this the perfect house for a young family or first time buyer! Come check out the property today!**

Dir/GPS:

As mapped.

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: R2
Frnt Exp:	NE	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access, Parking Pad, Paved Driveway		
Remodel:			
Site Influ:	Low maintenance landscaped, Landscape, No Back Lane, Paved Street, Playground Nearby, Public Swimming Pool		
Features:			
Gds Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen	
Eat-In Kitchen	M	11X13.08		Living Room	M	16.33X13.83		Two Piece Bath	M			
Bedroom	U	9.92X13		Bedroom	U	10.58X9.5		Primary Bedroom	U	11.92X9.92		
Recreation Room	L	18.17X12.25		Four Piece Bath	U							
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC	
# Baths:	0	1		0	1	0	0	# Ensuite:	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

1 Jasmine Close , Winnipeg R3R 1T5

Nghbrhd: **Charleswood**
Linc #: **001R005045000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1970/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **98.11 M2/1,056 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **21.34 M/70 F**
Lot Dpth: **35.36 M/116 F**
Lot Area: **757.07 M2/8,149 SF**

TBD: **3** Baths: **F1/H0**

Area: **1H** MLS® #: **202508164**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$3,999.99**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,539.79** List Price: **\$349,900**
Imprv: **\$486.50** Sell Price: **\$355,000**
Spc Lvy: Sell Date: **05/13/2025**
Payout: DOM: **12**

Remarks & Directions

Remarks: Huge Price Reduction - Offers as received. Welcome to charming Charleswood! This 3-bedroom, 1-bath bungalow offers an incredible opportunity for first-time buyers or anyone looking to build sweat equity in a highly sought-after neighborhood. With 1,056 square feet of functional living space, this home has great bones and a list of important updates already completed—shingles, siding, kitchen, and furnace all upgraded within the last 10 years—so you can focus on the fun stuff like adding your own style and value. The layout is ideal for families, young couples, or even downsizers looking for single-level living. The spacious living room flows nicely into the updated kitchen, providing a solid base for further customization. All three bedrooms are well-sized, with plenty of natural light. Outside, the oversized double detached garage is perfect for storage, projects, or even a future workshop. The backyard is a highlight, featuring a large concrete pad and a newer insulated gazebo—originally designed for a hot tub, but ready for your creativity. Don't miss out—this is your chance to create your dream home and build equity in a prime location!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Unfinished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:	S	Fndtion:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	Concrete, Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric, Natural gas
Gas:		Hydro:	
Parking:	Double Detached, Front Drive Access, Garage door opener, Oversized, Parking Pad; Enclsd: 2; Ttl: 5; Dim: 20x27		
Remodel:	Insulation, Kitchen, Roof Coverings, Windows		
Site Influ:	Corner, Cul-De-Sac, Fenced, Flat Site, Low maintenance landscaped, Private Setting, Shopping Nearby		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Humidifier, Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer, Window Coverings		
Gds Excl:	Stand up freezer, microwave		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen				
Four Piece Bath	M	1PC	2PC	3PC	4PC	5PC	6PC	Primary Bedroom	M	13.08X10.08	Bedroom	M	11.83X8.08
Bedroom	M	11X11						Eat-In Kitchen	M	14.5X13.5	Family Room	M	19.25X12.67
# Baths:	0	1PC	2PC	3PC	4PC	5PC	6PC	# Ensuite:	0	1PC	2PC	3PC	4PC
									0	0	0	0	0

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Property Type

708 Riverwood Avenue , Winnipeg R3T 1K6

Nghbrhd: **East Fort Garry**
Linc #: **003R090153000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1949/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **108.51 M2/1,168 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area: **544.88 M2/5,865 SF**

BDA: **3** TBD: **3** Baths: **F1/H1**

Area: **1J** MLS® #: **202508660**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$3,747.33**
Tax Yr: **2024**
Ed Tax: **\$1,489.98**
Status: **Sold**
List Price: **\$299,900**
Imprv:
Spc Lvy:
Payout:
Sell Price: **\$300,000**
Sell Date: **05/17/2025**
DOM: **15**

Remarks & Directions

Remarks: **SS May 2; Offers: May 12; Open houses: May 8: 5-8pm and May 10: 12-1:30pm.** In sought-after Fort Garry, this 1168 sq. ft. bungalow presents a prime opportunity for renovators or investors alike. Whether you update the current layout or build new, the potential is yours to unlock. A paved front drive welcomes you to the property. Inside, the bright living room features a large picture window and flows into the dining area. The galley style eat-in kitchen sits at the rear with a window with views of the kitchen large fenced backyard with shed. The main level includes three bedrooms and a full bathroom. Downstairs offers a spacious rec room, utility/storage, a bonus room perfect for a future bedroom, gym, or office, spacious laundry/storage room and a 2-piece bath for added convenience. Outside, enjoy a generous yard with shed. Located near schools, transit, parks, and shopping, this home is a chance to create something special in a well-established neighbourhood.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Partially Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:	W	Fndtions:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access, Parking Pad, Paved Driveway; Ttl: 2		
Remodel:			
Site Influ:	Fenced, Flat Site, Golf Nearby, Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Treed Lot		
Features:	Air Conditioning-Central, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors		
Gds Incl:	Blinds, Dryer, Microwave, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:	refrigerators main floor and basement		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	14.75X16		Eat-In Kitchen	M	10X17		Dining Room	M	10X10.75		
Primary Bedroom	M	13X12.5		Bedroom	M	14.25X10		Bedroom	M	8.92X10.75		
Four Piece Bath	M	7X5		Recreation Room	B	34.5X19.5		Laundry Room	B	11.83X12		
Office	B	9.5X14.75		Two Piece Bath	B	4.67X4.67						
	1PC	2PC			3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	1			0	1	0	0	# Ensuite:	0	0	0

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Property Type

856 Holly Avenue , Winnipeg R3T 1W4

Nghbrhd: **East Fort Garry**
Linc #: **003R080445000**
Type: **RD**
Use: **Year-round**
Style: **SP4L**
Yr Built/Age: **1958/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **179.86 M²/1,936 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **14.63 M/48 F**
Lot Dpth: **36.58 M/120 F**
Lot Area:

TBD: **4** Baths: **F1/H1**

Area: **1J** MLS® #: **202510005**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,189.46**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,843.22** List Price: **\$499,900**
Imprv: **\$333.60** Sell Price: **\$630,000**
Spc Lvy: Sell Date: **05/13/2025**
Payout: DOM: **6**

Remarks & Directions

Remarks: Offers presented May 13th. Welcome home to this well maintained East Fort Garry gem! Gleaming oak hardwood floors lead you into a bright and sunny LR/DR with gas fireplace. Well designed gourmet kitchen with gas stove and lots of counters and cabinets. Upper level hosts 3brs and a remodeled bath. 2nd BR features an access door to your own private oasis! Lights installed in the deck that welcomes you to a 6 person hot tub and professionally designed/landscaped backyard. Fenced and backs onto a small park with a play structure. Lower level presents a fourth bedroom or office, 2pc bath, laundry room and a comfortable rec-rm area. Basement could very well be developed for more living area. Freshly redone exterior gives it splendid curb appeal. This home is located just steps away from Crescent Golf Course and Thermea Spa. Great opportunity to move into a fantastic area.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:	Other - See remarks/Gas	# FP:	
Lot Dim:	48x120	Acres:	
Frnt Exp:	N	Fndtion:	Concrete
Exterior:	Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Tile, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached; Encld: 2		
Remodel:	Basement, Exterior, Other remarks		
Site Influ:	Fenced, Playground Nearby, Private Yard		
Features:	Air Conditioning-Central, Deck, Hot Tub		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:	none		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Two Piece Bath	L		Four Piece Bath	U		Living Room	M	17X15.1
Dining Room	M	9X10.7	Kitchen	M	16.1X10.3	Bedroom	U	13.5X9.3
Bedroom	U	13.5X9.4	Primary Bedroom	U	14.7X10.3	Bedroom	L	10.3X8.8
Laundry Room	L	9.25X6	Family Room	L	17.8X12.5	Foyer	M	15.1X5
Laundry Room	L	9.11X6.1	Recreation Room	B	13.3X14.8	Gym	B	13.3X10.1
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	1	0	1	0	0	0	0
			# Ensuite:					

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Property Type

1111 Somerville Avenue , Winnipeg R3T 1B8

Nghbrhd: **West Fort Garry**
Linc #: **003R071750000**
Type: **RD**
Use: **Year-round**
Style: **1+1/2**
Yr Built/Age: **1946/**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **91.60 M2/986 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **14.02 M/46 F**
Lot Dpth: **30.48 M/100 F**
Lot Area:

TBD: **4** Baths: **F1/H0**

Area: **1Jw** MLS® #: **202509055**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$2,255.11**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$846.89** List Price: **\$319,900**
Imprv: **\$322.68** Sell Price: **\$371,111**
Spc Lvy: Sell Date: **05/14/2025**
Payout: DOM: **9**

Remarks & Directions

Remarks: **Showings start now, Offers Presented May 14th (evening). Welcome to this updated one and one half storey home in the heart of Fort Garry. Offering four spacious bedrooms and a full bathroom, this bright and welcoming home is perfect for families or first time buyers. The sunlit living room features a large picture window that fills the space with natural light. The eat in kitchen is both functional and inviting, offering ample space for cooking and dining. Generous bedrooms with large windows add to the airy feel throughout the home. Outside, enjoy a fully fenced yard with patio, ideal for kids, pets, or gardening. A single detached garage offers convenient parking and additional storage. Updated flooring, A/C (21), HEF (19), Shingles (09) and more! Located in a mature neighborhood close to schools, parks, shopping, and transit, this home blends comfort, location, and value. Come see what life in Fort Garry has to offer.**

Dir/GPS:

General Information

Basement:	Crawl space	B Dev:	
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:	SE	Fndtion:	Not known
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Budget \$65.00/M	Hydro:	Budget \$62.00/M
Parking:	Single Detached, Oversized		
Remodel:	Flooring, Kitchen		
Site Influ:	Fenced, Back Lane, Low maintenance landscaped, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, High-Efficiency Furnace		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door remote(s), Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 15.75X11.83	Eat-In Kitchen	M 11.83X9.5	Bedroom	M 13.83X7.83
Bedroom	M 8.42X11.83	Four Piece Bath	M 8.42X4.67	Utility Room	M 9.33X9.67
Primary Bedroom	U 14.83X11.75	Bedroom	U 15X7.83		

1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC	5PC	6PC
0	0	0	1	0	0		0	0	0	0	0	0

Baths: # Ensuite: Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

1 Biscayne Bay , Winnipeg R3T 0N4
 Nbrhd: **West Fort Garry**
 Linc #: **003R070925100**
 Type: **TH**
 Use: **Year-round**
 Style: **TWO**
 Yr Built/Age: **1954/Older**
 New Const: **No**
 RMA: **6**
 Legal:
 Add Lgl:

Liv Area: **95.88 M2/1,032 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **10.06 M/33 F**
 Lot Dpth: **35.05 M/115 F**
 Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **1Jw** MLS® #: **202509718**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$2,455.29**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$973.69** List Price: **\$299,900**
 Imprv: **\$139.11** Sell Price: **\$310,000**
 Spc Levy:
 Payout:
 DOM: **9**

Remarks & Directions

Remarks: **Showings start Monday May 5th. Open House Sunday May 11th 2 to 4pm. Offers Wednesday May 14th evening. A PERFECT fit for first-time home-buyers or investors looking for an affordable & nicely updated home. Conveniently located on a nice big corner lot in West Fort Garry, this 1032 SF home features 3 bedrooms + office. Beautiful with a fantastic layout. Kitchen is recently updated with backsplash and new countertops. Upper level consists of 3 good-sized bedrooms plus a full bathroom. Partially finished basement features an office, open space, full bathroom along with utility and laundry room. Step outside & enjoy your summers on your huge deck. Your little ones will love to play at the park located on the bay. Home comes with 2 storage sheds & parking for up to 2 vehicles if/as needed. Just steps away from the park and under a 5-min drive to a number of schools and all amenities. No condo fees. Rarely available end unit on bigger lot. Quick possession available. Book your private showing today!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: RM
Frnt Exp:		Fndtion:	Concrete
Exterior:	Aluminum Siding, Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Parking Pad, Plug-In; Ttl: 1		
Remodel:	Bathroom, Flooring, Kitchen		
Site Influ:	Corner, Low maintenance landscaped, Landscaped deck, Park/reserve, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Closet Organizers, Deck, High-Efficiency Furnace, No Pet Home, No Smoking Home		
Gds Incl:	Blinds, Dryer, Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>			<u>Dimen</u>			Room	<u>L</u>			<u>Dimen</u>			Room	<u>L</u>			<u>Dimen</u>		
Living Room	M	18.17X11.17			Dining Room	M	10.08X11.33			Kitchen	M	10.67X9.75								
Primary Bedroom	U	12.5X9.33			Bedroom	U	12.33X7.25			Bedroom	U	12.08X6.17								
Four Piece Bath	U				Office	L				Laundry Room	L									
Utility Room	L				Three Piece Bath	L														
	1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC	5PC	6PC							
# Baths:	0	0	1	1	0	0	# Ensuite:	0	0	0	0	0	0							

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Property Type			
19 Magdalene Bay , Winnipeg R3T 3L3			
Nghbrhd:	Fort Richmond	Area:	1K
Linc #:	003R043184000	Schl Div:	Pembina Trails (WPG 7)
Type:	RD	Gross Tax:	\$4,467.48
Use:	Year-round	Tax Yr:	24
Style:	BNG	Ed Tax:	\$1,793.40
Yr Built/Age:	1972/Older	Imprv:	\$375.30
New Const:	No	Spc Lvy:	
RMA:	5	Lot Area:	551.47 M2/5,936 SF
Legal:		Payout:	
	BDA: 3	TBD: 4	Baths: F2/H0
			DOM: 40
			Sell Date: 05/05/2025
			Sell Price: \$482,000
			List Price: \$494,900
			Status: Sold

Remarks & Directions

Remarks: **Back on Market. Conditions Fell Thru. Offers as received Beautiful Home in Fort Richmond. Welcome to this well-maintained home, perfectly located in the highly sought-after Fort Richmond area. This charming 3 Bedroom, Full washroom property offers an ideal layout for families or those looking for extra living space. Main floor features a cozy living room with fireplace, creating a warm and inviting ambiance. Well-maintained kitchen offers plenty of storage and counter space, making meal prep a breeze. One of the highlights of this home is the fully finished basement with separate entrance, one bedroom & a cooking area – perfect for guest. Spacious basement is an excellent spot for entertaining friends & family. Motivated Seller Outside, you'll enjoy a large yard with two decks, providing ample space for relaxation or outdoor gatherings. Detached garage with an additional parking pad, offers extra parking. Located in a prime, family-friendly neighborhood, this home is just steps away from Schools, Transit & Shops. Close to UFM. Don't miss your chance to make this beautiful home your own – contact today to schedule a viewing. All measurements are +/- Jogs. Basement windows may/ may not be egress.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:	Double-sided/Gas	# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Fndtion:	Concrete		
Exterior:	Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wood	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Parking Pad; Ttl: 2				
Remodel:					
Site Influ:	Public Transportation				
Features:	Air Conditioning-Central, Bar wet, Dog run fenced in, High-Efficiency Furnace, No Pet Home, No Smoking Home				
Gds Incl:	Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Stove, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

<u>Room</u>		<u>L</u>	<u>Dimen</u>		<u>Room</u>		<u>L</u>	<u>Dimen</u>		<u>Room</u>		<u>L</u>	<u>Dimen</u>
Primary Bedroom	M	13.94	X9.92		Bedroom	M	10.37	X9		Bedroom	M	11.57	X9.65
Kitchen	M	9.58	X10.65		Four Piece Bath	M				Eat-In Kitchen	M	9.94	X15.57
Bedroom	B	13.8	X8.46		Three Piece Bath	B							
# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>				<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>
	0	0	1	1	0	0	# Ensuite:			0	0	0	0

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Property Type

26 Acadia Bay , Winnipeg R3T 1R2
 Nghbrhd: **Fort Richmond**
 Linc #: **003R043022000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1969/Older**
 New Const: **No**
 RMA: **6**
 Legal:
 Add Lgl:

Liv Area: **107.58 M2/1,158 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **16.76 M/55 F**
 Lot Dpth: **34.75 M/114 F**
 Lot Area:

TBD: **3** Baths: **F1/H1**

Area: **1K** MLS® #: **202509848**
 Schl Div: **Pembina Trails (WPG 7)**
 Gross Tax: **\$4,050.75**
 Tax Yr: **2025** Status: **Sold**
 Ed Tax: **\$1,607.72** List Price: **\$389,900**
 Imprv: **\$382.25** Sell Price: **\$436,000**
 Spc Lvy:
 Payout:
 DOM: **7**

Remarks & Directions

Remarks: **Showings Start May 6th, Offers presented at 2:00pm May 13th. Welcome Home! This charming 3-bedroom bungalow offers 1,158 sq ft of comfortable family living in one of the most desirable neighbourhoods—just steps from all levels of schools and the scenic Dalhousie Forest. You'll fall in love with the home's curb appeal and its functional layout featuring an eat-in kitchen with ample cabinetry, a spacious living and dining room ideal for entertaining, and a full 4-piece bathroom. The fully finished basement provides a generous rec room, a convenient 2-piece powder room, and the perfect home office or flex space. Enjoy the outdoors with a large backyard and a detached double-car garage. This home truly offers the best of both convenience and nature—don't miss your chance to make it yours! Walking Distance to all levels of schools (Dalhousie K-5, Acadia Jr high, Fort Richmond collegiate)**

Dir/GPS: **Walking Distance to all levels of schools (Dalhousie K-5, Acadia Jr high, Fort Richmond collegiate)**

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached, Front Drive Access, Garage door opener, Plug-In, Paved Driveway; Dim: 20x24		
Remodel:			
Site Influ:	Landscape, Landscaped patio, Playground Nearby, Shopping Nearby		
Features:	Air Conditioning-Central		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen							
Four Piece Bath	M 1PC	Two Piece Bath	B 1PC	Kitchen	M 12.4X12.4							
Dining Room	M 2PC	Living Room	M 17.1X12.6	Primary Bedroom	M 10.4X12.7							
Bedroom	M 3PC	Bedroom	M 9.7X13.9	Recreation Room	B 21.2X17.3							
Other	B 8.6X6	Office	B 15X13.4									
# Baths:	<u>1PC</u> 0	<u>2PC</u> 1	<u>3PC</u> 0	<u>4PC</u> 1	<u>5PC</u> 0	<u>6PC</u> 0	# Ensuite: <u>1PC</u> 0	<u>2PC</u> 0	<u>3PC</u> 0	<u>4PC</u> 0	<u>5PC</u> 0	<u>6PC</u> 0

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Property Type

86 Syracuse Crescent , Winnipeg R3T 4P4

Nghbrhd: **Waverley Heights**
Linc #: **003R067769000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1979/Older**
New Const: **No**
RMA: **7**
Legal: **Lot:32 Blk:7 Plan:12784**
Add Lgl: **32 7 12784 7/13 ST V**

Area: **1L** MLS® #: **202507458**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,777.86**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,911.15** List Price: **\$529,000**
Imprv: **\$417.00** Sell Price: **\$510,000**
Spc Lvy: Sell Date: **05/03/2025**
Payout: DOM: **24**

Remarks & Directions

Remarks: Open House 2-4 PM Sunday the 13th, 2-4 PM Saturday the 19th of April!! Offer day is on Sunday the 20th of April! This beautifully maintained 3-bedroom lakefront bungalow offers incredible views of the lake and park, making it the perfect retreat in the heart of a family-friendly neighbourhood. Just a short walk to schools and the community centre, the location is ideal for both convenience and lifestyle. The bright main floor is filled with natural light, featuring a spacious living and dining area, ideal for pleasant living and hosting guests. The modern kitchen overlooks the inviting family room with a wood-burning fireplace, perfect for cozy nights in. The fully finished basement expands your living space with a large recreation room, a third bathroom, and a versatile office that doubles as a guest room, along with plenty of storage throughout. Enjoy morning coffee or evening sunsets in your backyard oasis with unbelievable lake views. Whether you're a growing family or downsizing without compromise, this home offers comfort, charm, and unbeatable scenery.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	
Lot Dim:		Acres:	
Frnt Exp:	SW	Fnction:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Tile	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached, Front Drive Access, Garage door opener, Workshop		
Remodel:			
Site Influ:	Fenced, Lake View, Landscaped deck		
Features:	Air Conditioning-Central, Deck, Hot Tub, Main floor full bathroom, Sump Pump, Workshop		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 14.25X10	Dining Room	M 14.25X9	Family Room	M 18.5X10.75
Primary Bedroom	M 12.8X12.5	Bedroom	M 10.5X9	Four Piece Bath	M 8X8
Three Piece Bath	B 7.85X4.25	Recreation Room	B 26X14.75	Storage Room	B 9.5X7
Office	B 13X12	Eat-In Kitchen	M 12.25X10	Bedroom	M 10X10
Laundry Room	B 14X14	2 Piece En Bath	M 8X5		

# Baths:	<u>1PC</u> 0	<u>2PC</u> 0	<u>3PC</u> 1	<u>4PC</u> 1	<u>5PC</u> 0	<u>6PC</u> 0		<u>1PC</u> 0	<u>2PC</u> 1	<u>3PC</u> 0	<u>4PC</u> 0	<u>5PC</u> 0	<u>6PC</u> 0
	# Ensuite:												

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

139 Wallingford Crescent , Winnipeg R3P 1L5			Area: 1M	MLS® #: 202509445
Nghbrhd:	Linden Woods	Schl Div:		
Linc #:	010R000055800	Gross Tax:	\$6,012.36	
Type:	RD	Tax Yr:	24	Status: Sold
Use:	Year-round	Fin Bsmnt:	.00 M2/ SF	List Price: \$624,900
Style:	TWO	Lot Front:	17.98 M/59 F	Sell Price: \$624,900
Yr Built/Age:	1987/Older	Lot Dpth:	35.97 M/118 F	Sell Date: 05/13/2025
New Const:	No	Lot Area:		DOM: 12
RMA:	9	BDA:	4	TBD: 5 Baths: F3/H1
Legal:				
Add Lgl:	LBP 35 2 18219 47/50 ST B OTM			

Remarks & Directions

Remarks: Welcome to 139 Wallingford Crescent in the heart of Linden Woods. This warm and well-kept 2,080 sq. ft. home offers 4 bedrooms, 4 bathrooms, and a great layout that works well for everyday family life. The main floor features a bright living room, formal dining room, a large eat-in kitchen with an island, and a cozy sunken family room with a gas fireplace—perfect for relaxing or entertaining. Upstairs, all the bedrooms are a good size, including the spacious primary with its own ensuite. The fully finished basement adds even more space with a rec room, extra bedroom (window may not meet current code), and a full 3-piece bath—ideal for guests, teenagers, or a home office. Outside, the yard is nicely landscaped with a patio area that's great for summer evenings. Tucked away on a quiet crescent, just a short walk to parks, schools, and walking trails. This home has been loved by long-time owners and it shows.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	1
Lot Dim:		Acres:	
Frnt Exp:		Fndtn:	Concrete
Exterior:	Brick & Siding, Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached; Enclsd: 2; Ttl: 4		
Remodel:			
Site Influ:	Fenced, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, No Pet Home, No Smoking Home, Patio, Sump Pump, Vacuum roughed-in		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:	Central Vac canister and attachments		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Dining Room	M 9X10.1	Family Room	M 12X16.5	Eat-In Kitchen	M 17.3X13.11
Two Piece Bath	M	Living Room	M 14X12.3	Laundry Room	M
Primary Bedroom	U 12.11X12	3 Piece En Bath	U	Bedroom	U 10.1X10.8
Bedroom	U 12.3X8.8	Bedroom	U 8.5X15.7	Four Piece Bath	U
Recreation Room	L 12.7X16.7	Bedroom	L 11.1X11.2	Three Piece Bath	L
Storage Room	L 11.5X7.1				

1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC	5PC	6PC
0	1	1		0	0		0	0	1	0	0	0

Baths: Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

144 Huntingdale Road , Winnipeg R3P 2H2
 Nghbrhd: **Linden Woods**
 Linc #: **010R000283600**
 Type: **RD** Liv Area: **181.16 M2/1,950 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **TWO** Lot Front: **.00 M/ F**
 Yr Built/Age: **1993/Older** Lot Dpth: **.00 M/ F**
 New Const: **No** Lot Area:
 RMA: **7** TBD: **3** Baths: **F3/H1**
 Legal:
 Add Lgl:

Area: **1M** MLS® #: **202509734**
 Schl Div:
 Gross Tax: **\$5,762.41**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$2,373.09** List Price: **\$649,000**
 Imprv:
 Spc Levy:
 Payout:
 Sell Price: **\$770,000**
 Sell Date: **05/12/2025**
 DOM: **7**

Remarks & Directions

Remarks: **SS NOW. Offer reviewed May 12th 6PM. OPEN HOUSE SAT May 10th 2-4. Welcome to this beautiful home located in the desirable Linden Woods community. 1,950sf with 3 bedrooms and 3.5 bathrooms. Lovingly maintained by the long time owner, this home features a big welcoming entrance foyer and living room with a well-designed layout. Both the main and upper floors are finished with solid hardwood flooring. Wood kitchen cabinetry and granite countertops. Walking upstairs, you'll find three generously sized bedrooms, including an oversized primary suite. The ensuite bathroom was fully renovated in 2019. Enjoy beautiful backyard with the low-maintenance deck 2021. Ideally situated close to banks, restaurants, and various supermarkets, and within walking distance to Linden Meadow School. Recent upgrades: deck 2021, roof & eaves 2009 (35 years warranty), AC 2017, garage door 2022, central vacuum 2019, stove 2024, fridge 2024, garbage 2024, dishwasher 2025. This is a fantastic home you won't want to miss!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Gas	# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Survey:	
Exterior:	Stucco	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	
Flooring:	Wall-to-wall carpet, Tile, Wood	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Attached	Hydro:	
Remodel:			
Site Influ:	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public Transportation		
Features:			
Gds Incl:	Blinds, Dishwasher, Garage door opener, Garage door opener remote(s), Refrigerator, Stove		
Gds Excl:	washer, dryer		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen					
Living Room	M	12.5	X	11.3	Eat-In Kitchen	M	13.8	X	15.7	Dining Room	M	9.7	X	11.5
Family Room	M	14	X	13.5	Primary Bedroom	U	13	X	15	Bedroom	U	12.7	X	9.6
Bedroom	U	12.6	X	9.6	Recreation Room	B	22.8	X	21	Two Piece Bath	M			
Four Piece Bath	U			4 Piece En Bath	U				Three Piece Bath	B				
	1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC	5PC	6PC	
# Baths:	0	1	1	1	0	0	# Ensuite:	0	0	0	1	0	0	

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Property Type

55 Beacon Hill Place , Winnipeg R3Y 1S8

Nghbrhd: **Whyte Ridge**
Linc #: **003R065173700**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1996/**
New Const: **No**
RMA: **10**
Legal:
Add Lgl:

Liv Area: **219.25 M2/2,360 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area: **691.48 M2/7,443 SF**

BDA: **5** TBD: **5** Baths: **F2/H2**

Area: **1P** MLS® #: **202508980**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$6,035.87**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,495.37** List Price: **\$739,000**
Imprv: **\$341.94** Sell Price: **\$725,000**
Spc Lvy:
Payout:
DOM: **15**

Remarks & Directions

Remarks: Back to market because buyer's financing fell through. Offers as received! No bidding war! Welcome to this spacious home located in the fantastic Whyte Ridge area, situated on an oversized lot in a quiet cul-de-sac! This stunning two-storey home offers 5 bedrooms, 2 full bathrooms, and 2 half bathrooms with numerous upgrades! You will be impressed by the gracious open-to-below living and dining room areas, and enjoy an abundance of natural light through the huge windows! The spacious eat-in kitchen opens to the family room and leads to a 2-tiered deck overlooking the huge backyard. The main floor also includes a bedroom or office, a 2-piece washroom, and main floor laundry. Upstairs, you'll find 4 bedrooms, including a large primary bedroom with a 4-piece ensuite, and 3 additional good size bedrooms. The fully finished basement offers a recreation area and a multi-function room. The huge private backyard is perfect for family gatherings! Recent updates include: HWT (2023), HE Furnace (2022), Remodeled kitchen with Plywood cabinets and quartz countertops (2022), appliances (2019–2022), roof (2018), carpet and hardwood flooring (2018). Book your private showing today and make this dream home yours!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished		
FP Type/Fuel:	Tile Facing/Gas	# FP:	1	Zoning:	R1
Lot Dim:		Acres:		Hectares:	
Frnt Exp:		Fndtion:	Concrete		
Exterior:	Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Tile, Vinyl, Wood	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Double Attached; Enclsd: 2; Ttl: 6				
Remodel:	Kitchen				
Site Influ:	Cul-De-Sac, Fenced, Landscape, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation				
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main Floor, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump				
Gds Incl:	Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings				
Gds Excl:	None				
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 12.5X11	Dining Room	M 13.5X9.2	Bedroom	M 12X9.2
Great Room	M 17.5X14.5	Eat-In Kitchen	M 16.7X14.5	Laundry Room	M 6.28X6.51
Two Piece Bath	M	Primary Bedroom	U 16.7X13.3	4 Piece En Bath	U
Bedroom	U 14.8X10.5	Bedroom	U 11.2X9.5	Bedroom	U 12.8X9.7
Four Piece Bath		Recreation Room	B 20.5X11.2	Gym	B 14.1X13.5
Two Piece Bath					

Baths: **1PC 0 2PC 2 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0**

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Property Type

876 Lemay Avenue , Winnipeg R3V 1E5

Nghbrhd: **St Norbert**
Linc #: **003R030624500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1965/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl: **LBP 7 19757 82/83 ST N**

Area: **1Q**
Schl Div: **Gross Tax: \$4,290.68**
Tax Yr: **24**
Ed Tax: **\$1,862.86**
Status: **Sold**
List Price: **\$399,900**
Imprv:
Spc Levy:
Payout:
Sell Price: **\$500,876**
Sell Date: **05/15/2025**
DOM: **7**

Remarks & Directions

Remarks: **S/S Now | OTP May 15 @ 7:00 pm | Rare opportunity for this SPARKLING bungalow at the core of SENSATIONAL St. Norbert boasts 1,1140 sqft of living space & rests on a 62' wide lot. Be WELCOMED by a dazzling living + dining combo w/ a newly updated tri-pane window that flood the space w/ natural light & luxurious vinyl throughout. Keep wandering & find the updated kitchen complete w/ brand new Fridge, Microwave, Dishwasher and a nifty serving hatch. Promenade to the west side & see a generous Primary bedroom + 2 more bedrooms & a full bath steps away. Saunter to the fully finished basement w/ plush carpet a wet bar & a possible recreation area. Tucked away is a potential 4th bedroom, & a 2nd full bathroom. Take a gander, find yourself in the HUGE fully fenced yard, complete w/ a deck & so much room for entertaining, gardening, or play. Attached to the home is a cool drive through garage. A short drive to provincial parks, shops & schools. Enjoy quiet living in the city. Plenty of tasteful upgrades on this gorgeous home. Nothing left to do but MOVE IN! Book a showing today. Let's go!**

Dir/GPS:

GPS Accurate!

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:	Brick Facing	# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Fnction:	Concrete		
Exterior:	Brick, Wood Shingle	Cnstrct:	Wood Frame		
Roof:	Wood/shingles	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Tile, Vinyl	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Single Attached, Front Drive Access, Garage door opener, Paved Driveway; Encld: 1				
Remodel:					
Site Influ:	Fenced, Golf Nearby, Paved Lane, No Back Lane, Park/reserve, Paved Street, Playground Nearby, Public Transportation				
Features:	Air Conditioning-Central, Deck, Dog run fenced in, High-Efficiency Furnace, Sump Pump				
Gds Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 18.5X14.08	Dining Room	M 13X8.5	Kitchen	M 12.42X9.5
Bedroom	M 11.75X8	Primary Bedroom	M 12.5X9.75	Bedroom	M 9.75X9.42
Four Piece Bath	M	Three Piece Bath	L		
# Baths:	1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0		

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Property Type

35 Bibeaudel Place , Winnipeg R3V 1V1Nghbrhd: **Grandmont Park**Linc #: **003R014659900**Type: **RD**Use: **Year-round**Style: **BLEVL**Yr Built/Age: **1985/Older**New Const: **No**RMA: **6**Legal: **Lot:29 Blk:3 Plan:17966**

Add Lgl:

Liv Area: **98.29 M2/1,058 SF**Fin Bsmnt: **.00 M2/ SF**Lot Front: Lot Dpth: Lot Area: **435.99 M2/4,693 SF**Area: **1Q** MLS® #: **202425783**Schl Div: **Winnipeg (WPG 1)**Gross Tax: **\$3,607.76**Tax Yr: **24** Status: **Sold**Ed Tax: **\$1,749.14** List Price: **\$379,900**Imprv: Sell Price: **\$364,900**Spc Lvy: Sell Date: **05/02/2025**Payout: DOM: **16**

Remarks & Directions

Remarks: **S/S Now, Offers As Received. Open House May3rd (Sat 2-4PM). Welcome to 35 Bibeaudel Place! This beautifully updated 4-bedroom, 2-bathroom bungalow offers 1,058 sq ft of functional living space in a quiet, family-friendly neighborhood close to schools, parks, transit, and all major amenities. The main floor features a bright living room, spacious eat-in kitchen, three comfortable bedrooms, and a full bathroom—perfect for family living. The fully finished basement adds versatility with a 4th bedroom, office, full bath, wet bar, and kitchenette with double appliances—ideal for extended family or rental potential. Recent upgrades include fresh paint, a high-efficiency furnace, and a new hot water tank. The exterior offers a detached garage, fenced yard, and a large deck for entertaining. A solid, move-in-ready home perfect for families or investors. Book your private showing today.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtng:	Concrete
Exterior:	Brick, Stucco, Wood Siding	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access, No Garage		
Remodel:			
Site Influ:	Fenced, Low maintenance landscaped, Landscape, No Back Lane		
Features:	Air Conditioning-Central, Bar wet, Engineered Floor Joist, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, Sump Pump		
Gds Incl:	Dishwasher, Dryer, Fridges - Two, Storage Shed, Stoves - Two, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Living Room	M	14.7X12		Dining Room	M	9.5X9.5		Kitchen	M	13X11.1	
Primary Bedroom	M	13.7X13		Bedroom	M	9.5X11		Bedroom	M	9.5X8.4	
Four Piece Bath	M			Recreation Room	B	13.7X13		Bedroom	B	9.5X12	
Three Piece Bath	B										
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	0		1	1	0	0	# Ensuite:	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

217 Southview Crescent , Winnipeg R3Y 0G9

Nghbrhd: **South Pointe**
Linc #: **003R091607200**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2013/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **156.17 M2/1,681 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area: **573.77 M2/6,176 SF**
TBD: **3** Baths: **F2/H1**

Area: **1R** MLS® #: **202506965**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$5,106.94**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,101.36** List Price: **\$559,900**
Imprv: Sell Price: **\$540,000**
Spc Lvy: Sell Date: **05/19/2025**
Payout: DOM: **45**

Remarks & Directions

Remarks: Offers reviewed after open house. May 20 evening. n OPEN HOUSE May 11 Sun 2:00PM-4:00PM. Welcome to this well-maintained 1681Sqft family home in prime location in South Pointe. It offers 3 bedrooms and 2.5 bathrooms. Walking in you are greeted by open to below foyer with plenty of storage room. 9' ceiling on main floor, beautiful eat-in kitchen with SS appliances, pantry, granite countertop and built-in dining table. The living room features big window over looking the landscaped backyard. Laundry room on main level. The upper level offers a spacious master bedroom with walk-in closet and four pieces ensuite, two additional good-sized bedrooms and four piece bathroom. The fully fenced backyard boasts a big deck, patio and beautiful landscaping. New painting 2025. It closes to all amenities.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated	Zoning:
FP Type/Fuel:		# FP:		Hectares:
Lot Dim:		Acres:		
Frnt Exp:		Fndtion:	Concrete	
Exterior:	Stucco	Cnstrct:	Wood Frame	
Roof:	Shingle	Water:	Municipal/Community	
Flooring:	Wall-to-wall carpet, Vinyl	Sewer:	Municipal/Community	
Heating:	Forced Air	H Fuel:	Natural gas	
Gas:		Hydro:		
Parking:	Double Attached			
Remodel:				
Site Influ:	Fenced, Vegetable Garden, Landscaped deck, Landscaped patio, Public Transportation			
Features:	Closet Organizers, High-Efficiency Furnace, Laundry - Main Floor, No Pet Home, No Smoking Home, Patio, Smoke Detectors, Sump Pump			
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer			
Gds Excl:				
Rnt Eqp:	None;			

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Great Room	M	20.8X13		Eat-In Kitchen	M	14.5X11.75		Living Room	M	11.75X10.9	
Two Piece Bath	M			Laundry Room	M			Primary Bedroom	U	17X11.75	
4 Piece En Bath	U			Bedroom	U	10.75X10.75		Bedroom	U	10.4X10.4	
Four Piece Bath	U										
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	1		0	1	0	0	# Ensuite:	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

0 Public Road , Winnipeg X0X 0X0
 Nghbrhd: **Bridgewater Lakes**
 Linc #: **8959000147265**
 Type: **VL** Liv Area:
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: Lot Front: **24.38 M/80 F**
 Yr Built/Age: **/New - Never Lived In** Lot Dpth: **133.50 M/438 F**
 New Const: **Yes** Lot Area: **3,310.32 M2/35,632 SF**
 RMA: **0** BDA: **0** TBD: **0** Baths: **F0/H0**
 Legal: **Lot:60 Plan:1939**
 Add Lgl: **LBP 60 1939 15 ST V OTM EXC RD**

Area: 1R	MLS® #: 202509657
Schl Div: Pembina Trails (WPG 7)	Gross Tax: \$401.73
Tax Yr: 2024	Status: Sold
Ed Tax:	List Price: \$79,900
Imprv:	Sell Price: \$73,000
Spc Lvy:	Sell Date: 05/18/2025
Payout:	DOM: 15

Remarks & Directions

Remarks: **Showing start now, offers as received. Investor's special. Almost 1 Acre of agricultural land situated between Bridgewater Lake and Whyte Ridge is perfect for long term investment. Land measures around 80.5 x 438 feet, or 35,632 sqft (+/- jogs). This could be the best location you can ask for, located close to Ikea, Kenaston shopping Centre, University of Manitoba, Outlet mall and Bison Run. Perfect opportunity to invest and see it grow. Buyers to do their own due diligence.**

Dir/GPS:

General Information

Basement:
 FP Type/Fuel:
 Lot Dim:
 Frnt Exp:
 Exterior:
 Roof:
 Flooring:
 Heating:
 Gas:
 Parking:
 Remodel:
 Site Influ:
 Features:
 Gds Incl:
 Gds Excl:
 Rnt Eqp:

Shape:
 Survey:

B Dev:
 # FP:
 Acres:
 Fndtion:
 Cnstrct:
 Water:
 Sewer:
 H Fuel:
 Hydro:

Zoning:
 Hectares:

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

239 Oak Lawn Road , Winnipeg R3Y 0H1	Area: 1R	MLS® #: 202508553
Nghbrhd: Bridgewater Forest	Schl Div:	
Linc #: 003R091561900	Gross Tax: \$7,505.99	
Type: RD	Tax Yr: 24	Status: Sold
Use: Year-round	Fin Bsmnt: .00 M2/ SF	List Price: \$849,900
Style: BNG	Lot Front: 18.29 M/60 F	Ed Tax: \$3,106.76
Yr Built/Age: 2011/	Lot Dpth:	Imprv:
New Const: No	Lot Area:	Spc Lvy:
RMA: 5	TBD: 4	Payout:
Legal:	BDA: 2	DOM: 7
Add Lgl:		

Remarks & Directions

Remarks: **SS May 10. Offers May 15. OH May 11, 2-4. BEAUTIFUL home. Raised bungalow. Fully finished backing onto the forest, walking trails, and across from a park. Custom built by Artista. It's open, it's bright, has soaring ceilings, big windows, scenic views & lots of natural light. The layout is ideal, well planned & organized for today's lifestyle needs - living, entertaining, & storage. The kitchen is a show stopper. It's big, has a 4'x 8' island, granite counters, lots of storage, island seating and an amazing size dining area. Both kitchen & dining overlook the great room with its striking tiled feature fireplace wall. Lots of wall space here for art & any size TV screen. The king size primary will please. Forest views, great walk-in closet & a luxury bath w/jetted tub & tile stall shower. Bedroom or office, guest bath, mud room & laundry room complete the main floor. The lower level has a rec-room, a wet bar, 2 large bedrooms & 3 piece bath. Lower ceilings are 9'. Windows are big. High-end construction includes a structural wood floor, steel beams, engineered I-joists. Professionally landscaped, Trex deck, oversize garage w/tandem third bay for extra parking or storage. 1736 sq ft + lower. Stunning.**

Dir/GPS:

General Information

Basement:	Full	B Dev: Fully Finished	
FP Type/Fuel:	Tile Facing/Gas	# FP: 1	Zoning: R1
Lot Dim:		Acres: 	Hectares:
Frnt Exp:		Fndtion: Concrete, Piled	
Exterior:	Brick, Stucco	Cnstrct: Wood Frame	
Roof:	Shingle	Water: Municipal/Community	
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer: Municipal/Community	
Heating:	Forced Air	H Fuel: Natural gas	
Gas:		Hydro: 	
Parking:	Double Attached, Garage door opener, Insulated; Ttl: 3		
Remodel:			
Site Influ:	Fenced, Landscaped deck, Park/reserve, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Bar wet, Closet Organizers, Deck, Garburator, Heat recovery ventilator, Hood Fan, Jetted Tub, Laundry - Main Floor, Structural wood basement floor, Sump Pump		
Gds Incl:	Alarm system, Bar Fridge, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings		
Gds Excl:	Great room TV, sound bar, 2 subwoofers, dyson & charger		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>	Dimen	Room	<u>L</u>	Dimen	Room	<u>L</u>	Dimen
Great Room	M	17X18	Eat-In Kitchen	M	11X10	Dining Room	M	12X10.5
Primary Bedroom	M	15X12.3	Bedroom	M	10X10	Two Piece Bath	M	
4 Piece En Bath	M		Recreation Room	L	44.17X21.17	Bedroom	L	15.42X12.92
Bedroom	L	17X10.58	Three Piece Bath	L				
	1PC	2PC	3PC	4PC	5PC	6PC		
# Baths:	0	1	1	0	0	0		
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	1	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

31 Bass Bay , Winnipeg R3Y 2H3
 Nghbrhd: **Prairie Pointe**
 Linc #: **8959000148888**
 Type: **SA** Liv Area: **138.33 M2/1,489 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **TWO** Lot Front:
 Yr Built/Age: **2025/New - Never Lived** Lot Dpth:
 New Const: **In** Lot Area:
 RMA: **7** BDA: **3** TBD: **3** Baths: **F2/H1**

Area: 1R	MLS® #: 202505385
Schl Div: Pembina Trails (WPG 7)	Gross Tax: \$0.00
Tax Yr: 2025	Status: Sold
Ed Tax:	List Price: \$504,900
Imprv:	Sell Price: \$494,400
Spc Lvy:	Sell Date: 05/16/2025
Payout:	DOM: 59

Remarks & Directions

Remarks: **WELCOME TO THE VENTURA MONTANA! **Ready for immediate possession** This 1,489 sq.ft. two storey SxS home delivers exceptional value with high-end finishes. Entering the home you are greeted by 9' ceilings and an open layout with a large Great Room next to the beautiful Kitchen and Dining Area. The 2nd floor features 9' ceilings, a spacious Primary Bedroom w/ walk-in closet & ensuite, 2 large bedrooms, and 2nd floor laundry! This home has it all! Upgraded features include extra deep garage with flush panel garage door, glass inserts and opener, manufactured stone to the front elevation, Kitchen includes an island, under-cabinet lighting & soft-close, flat painted ceilings and more! Move into a brand new home with cutting edge finishes and no worries! Ask about our 10 year home warranty. CURRENT PROMO: KITCHEN QUARTZ, LUXURY VINYL PLANK & MORE. CALL TODAY**

Dir/GPS:

General Information

Basement: Full	B Dev: Insulated	
FP Type/Fuel:	# FP:	
Lot Dim:	Acres:	
Frnt Exp:	Zoning:	
Exterior: Stone, Stucco	Survey: Normal	Fndtion: Concrete
Roof: Shingle	Cnstrct: Wood Frame	
Flooring: Wall-to-wall carpet, Vinyl	Water: Municipal/Community	
Heating: Forced Air	Sewer: Municipal/Community	
Gas:	H Fuel: Natural gas	
Parking: Single Attached; Dim: 14' x 25'	Hydro:	
Remodel:		
Site Influ: Private Setting		
Features:		
Gds Incl:		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Kitchen	M	14X11	Dining Room	M	11X8.5	Great Room	M	14.5X13.5
Two Piece Bath	M		Primary Bedroom	U	13X14.5	4 Piece En Bath	U	
Bedroom	U	9.5X13.5	Bedroom	U	9.5X12	Four Piece Bath	U	
Laundry Room	U							
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	1	0	1	0	0	1	0
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	1	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

49 Firestone Drive , Winnipeg R3Y 2H9

Nghbrhd: **Prairie Pointe**
Linc #: **8959000148666**
Type: **SA** Liv Area: **129.97 M2/1,399 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **5.79 M/19 F**
Yr Built/Age: **2025/New - Never Lived** Lot Dpth: **32.00 M/105 F**
New Const: **In** Lot Area:
RMA: **Yes** Bath: **F2/H1**
Legal: **7 BDA: 3 TBD: 3**
Add Lgl: **Lot:8 Blk:8 Plan:69989**

Area: **1R** MLS® #: **202504578**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$0.00**
Tax Yr: **2025** Status: **Sold**
Ed Tax: List Price: **\$417,900**
Imprv: Sell Price: **\$407,306**
Spc Lvy: Sell Date: **05/16/2025**
Payout: DOM: **69**

Remarks & Directions

Remarks: **VENTURA BROOKLYN A-23! **Ready for Spring possession** This modern 1,399 sq. ft. townhome has a spacious design with premium finishes. The bright and open main floor features 9' ceilings, kitchen with 6 ft island, quartz counter tops, tile backsplash, chimney hood fan and a large rear window over the sink. The second floor features 9' ceilings, a private primary bedroom with an ensuite and walk-in closet, two additional bedrooms, a full bathroom, and convenient laundry room. Air conditioning included. CALL TODAY TO SEE THIS BEAUTIFUL HOME!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Unfinished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:		Survey:	Hectares:
Exterior:	Brick & Siding	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	Wood Frame
Flooring:	Wall-to-wall carpet, Vinyl	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Electric
Parking:	Parking Pad	Hydro:	
Remodel:			
Site Influ:	Paved Lane, Playground Nearby		
Features:	Air Conditioning-Central		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Great Room	M	13X11.5	Dining Room	M	13X11.5	Kitchen	M	13X10
Two Piece Bath	M		Primary Bedroom	U	12.5X11.5	3 Piece En Bath	U	
Bedroom	U	9X9	Bedroom	U	9X8.5	Four Piece Bath	U	
Laundry Room	U							

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

280 Willow Creek Road , Winnipeg R3Y 1S4	Area: 1R	MLS® #: 202505020
Nghbrhd: Bridgewater Trails	Schl Div: 	
Linc #: 003R093001935	Gross Tax: \$6,898.76	
Type: RD	Tax Yr: 24	Status: Sold
Use: Year-round	Fin Bsmnt: .00 M2/ SF	List Price: \$939,900
Style: TWO	Lot Front: 13.41 M/44 F	Imprv:
Yr Built/Age: 2022/Older	Lot Dpth: 33.83 M/111 F	Spc Lvy:
New Const: No	Lot Area: 	Payout:
RMA: 9	BDA: 3	TBD: 3 Baths: F2/H1
Legal:		
Add Lgl:		

Remarks & Directions

Remarks: **OPEN HOUSE CANCELLED - SALE PENDING** Welcome to your dream home in prestigious BRIDGWATER TRAILS—where comfort, style, and everyday LUXURY meet. Picture stepping into soaring 9FT CEILINGSs, hanging your coat in the WALK-IN closet, and settling into your ideal HOME OFFICE or cozy DEN. Imagine hosting friends in your stunning chef's kitchen ftng QUARTZ COUNTERS, BOSCH appliances, COFFEE BAR, WALK THROUGH PANTRY, and chic TWO-TONE CABINETRY that flows into a welcoming dining area. Unwind in the great room w/ family by your GAS fireplace, SUN-FILLED windows, and a MAPLE-PANELED ENTERTAINMENT wall. Upstairs the striking 2nd floor layout is unbeatable starting w/ the LOFT - perfect for movie nights or playtime for kids. Two bedrooms with WALK-IN CLOSETS, a sleek 3pc bath, and a LAUNDRY ROOM with BUILT-IN CABINETRY & sink making everyday living seamless. Your private primary bedroom retreat awaits behind DOUBLE DOORS—a sunlit large suite to reset in with a SPA-INSPIRED ENSUITE show casing SOAKER TUB, TILED SHOWER and WATER CLOSET. Then get ready in your massive WALK-IN CLOSET. The lower level is ready for your dream GYM, THEATRE, or REC ROOM. Book your showing & call this home!

Dir/GPS:

General Information

Basement: Full	B Dev: Insulated	Zoning: R1
FP Type/Fuel: Other - See remarks/Gas	# FP: 	Hectares:
Lot Dim: 	Shape: 	
Frnt Exp: 	Survey: 	
Exterior: Brick, Wood Siding	Fndtion: Concrete, Piled	
Roof: Shingle	Cnstrct: Wood Frame	
Flooring: Wall-to-wall carpet, Tile, Vinyl Plank	Water: Municipal/Community	
Heating: Forced Air	Sewer: Municipal/Community	
Gas: 	H Fuel: Natural gas	
Parking: Double Attached; Dim: 22 x 22	Hydro: 	
Remodel: 		
Site Influ: No Back Lane, Paved Street, Playground Nearby, Shopping Nearby		
Features: Air Conditioning-Central, Closet Organizers, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, No Pet Home, Smoke Detectors, Sump Pump		
Gds Incl: Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer		
Gds Excl: None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Office	M	11.15X9.73	Great Room	M	17.86X13.05	Dining Room	M	13.96X10.56
Kitchen	M	16.74X8.3	Two Piece Bath	M		Loft	U	12.29X10.3
Primary Bedroom	U	18.86X13.54	5 Piece En Bath	U		Bedroom	U	13.26X12.62
Bedroom	U	12.43X10.57	Laundry Room	U	8.85X6.83	Three Piece Bath	U	
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	1	1	0	0	0	0	0
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	0	1
								0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

19 Skyline Drive , Winnipeg R3Y 0Z5
 Nghbrhd: **Prairie Pointe**
 Linc #: **003R092997795**
 Type: **RD** Liv Area: **209.22 M2/2,252 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **TWO** Lot Front: **.00 M/ F**
 Yr Built/Age: **2017/Older** Lot Dpth: **.00 M/ F**
 New Const: **No** Lot Area:
 RMA: **10** BDA: **5** TBD: **5** Baths: **F3/H0**
 Legal: **Lot:50 Blk:2 Plan:61672**
 Add Lgl:

Area: **1R** MLS® #: **202509554**
 Schl Div:
 Gross Tax: **\$5,617.19**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$2,336.86** List Price: **\$769,900**
 Imprv: **\$284.95** Sell Price: **\$782,000**
 Spc Lvy: Sell Date: **05/16/2025**
 Payout: DOM: **4**

Remarks & Directions

Remarks: **S/S Now, OPEN HOUSE May 18 Sun 2-4pm.** Welcome to this Ventura award-winning show home, sleek modern look with loads of upgrades. This home features 5 BEDROOMS and 3 FULL BATHROOMS including a convenient main floor bedroom with a full bath perfect for guests or elderly parents with special needs. The open-concept main floor boasts 9' ceilings, main floor den that's ideal for a home office or playroom, luxury laminate flooring throughout main floor. A spacious kitchen with a huge island, quartz countertops, white cabinetry, SS appliances and a walk-in pantry. Dining area has a triple patio door looking out to the backyard. Living room with a gas FP, built-in entertainment center, pot lights & oversized windows offers tons of nature light. Upgrade glass railing lead you to the second floor to a spacious master bedroom with TWO walk-in closets & a deluxe ensuite bathroom featuring HEATED floors, free standing soaker tub, tiled shower, double vanity, plus three additional good sized bedrooms, a full bath and a laundry room. SIDE ENTRANCE TO BASEMENT-endless potential for future expansion!!! Outside, enjoy the park and play structure just across the street, very stylish home that you will proudly own!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated	Zoning:	R1
FP Type/Fuel:	Tile Facing/Gas	# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:	SE	Survey:			
Exterior:	Brick, Stucco, Wood Siding	Fndtion:	Concrete		
Roof:	Shingle	Cnstrct:	Wood Frame		
Flooring:	Wall-to-wall carpet, Laminate, Tile, Vinyl	Water:	Municipal/Community		
Heating:	Forced Air	Sewer:	Municipal/Community		
Gas:		H Fuel:	Natural gas		
Parking:	Double Attached	Hydro:			
Remodel:					
Site Influ:	Fenced, Vegetable Garden, Landscaped deck, No Back Lane, Playground Nearby, Private Yard, Shopping Nearby				
Features:	Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor, Main floor full bathroom, Porch, Smoke Detectors, Sump Pump				
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, See remarks, Stove, TV Wall Mount, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Den	M	10X11.5	Living Room	M	16.5X13.5	Dining Room	M	14.5X11
Kitchen	M	15X9.1	Bedroom	M	9X10.5	Three Piece Bath	M	
Primary Bedroom	U	14.5X12.5	5 Piece En Bath	U		Bedroom	U	10X10
Bedroom	U	10X11.5	Bedroom	U	10X9.5	Four Piece Bath	U	
Laundry Room	U							
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	0	1	1	0	0	0	0
			# Ensuite:					

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Property Type

32 Stone Meadow Road , Winnipeg R3Y 1S4

Nghbrhd: **Bridgewater Trails**
Linc #: **003R092990610**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2017/Older**
New Const: **No**
RMA: **8**
Legal:
Add Lgl: **LBP 7 4 58024 122/124 ST N**

Area: **1R** MLS® #: **202510004**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,517.37**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,870.39** List Price: **\$599,900**
Imprv:
Spc Lvy:
Payout:
DOM: **9**

Remarks & Directions

Remarks: **SS now! Offers as received. OH Sat 2-4pm. Welcome Home! Well located close to Bridgewater Centre, bus stops and and many other amenities! This fantastic Family home has all the space for your family plus more! Offering a total of 5 bedrooms, 3.5 bathrooms, double detached garage + parking stall, this home is fully finished, top to bottom and is ready for you! With a great curb appeal, this great family home offers great natural light throughout, a spacious living room featuring an entertainment wall with electric fireplace, and an open concept kitchen and dining area perfect for entertaining and modern living! Upstairs you will find the large master bedroom with a WIC with its own full bathroom, 2 additional bedrooms, a 4 piece washroom and the conveniently located laundry room! This house seals the deal, with the completely finished lower level offering the potential for a very convenient and versatile multi-generational living quarters with its own separate entrance, 2 bedrooms, a gorgeous full bathroom, a kitchenette and its own laundry! Hurry! Don't miss this incredible opportunity to call this your next family home—schedule your showing today!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Insert/Electric	# FP:	
Lot Dim:		Acres:	Zoning: R1
Frnt Exp:		Fndtion:	Hectares:
Exterior:	Composite, Stone, Stucco	Cnstrct:	Concrete, Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Actual \$60.00/M	Hydro:	Actual \$130.00/M
Parking:	Double Detached, Garage door opener, Parking Pad, Rear Drive Access; Enclsd: 2; Ttl: 3; Dim: 21x20		
Remodel:			
Site Influ:	Fenced, Back Lane, Low maintenance landscaped, Other/remarks, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, See remarks, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Foyer	M	8X5.09	Family Room	M	15.05X14	Two Piece Bath	M	
Kitchen	M	15.08X7.04	Dining Room	M	11.02X9.07	Primary Bedroom	U	13X12
3 Piece En Bath	U		Bedroom	U	11X9.07	Bedroom	U	11X9.06
Laundry Room	U	8X4.02	Four Piece Bath	U		Recreation Room	B	14.04X11
Three Piece Bath	B		Bedroom	B	7.08X13.01	Bedroom	B	11.04X8.09
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	1	1	1	0	0	0	0
			# Ensuite:					

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

38 Catfish Creek Cove , Winnipeg R3Y 0G8

Nghbrhd: **South Pointe**
Linc #: **003R091595400**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2011/**
New Const: **No**
RMA: **8**
Legal:
Add Lgl:

Liv Area: **194.17 M2/2,090 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **4** Baths: **F2/H1**

Area: **1R** MLS® #: **202510210**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$5,287.82**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,196.47** List Price: **\$619,900**
Imprv: **\$275.92** Sell Price: **\$638,000**
Spc Lvy:
Payout:
DOM: **7**

Remarks & Directions

Remarks: Start showing now, open house May 10,11 Sat, Sun 2-4PM, offer reviewed May 14 Wednesday after 7PM, perfect maintenance two storey with fully landscaped and fully fenced backyard located on a cul-de-sac in quiet south point area. main floor featuring formal dining room and eat-in kitchen adjacent to the living room, 4 good size bedroom in second level with ensuite bath in master bedroom, extra door in guess bedroom can easy to convert to second in-suite bath, lots upgrades includes: hardwood floor in living room and formal dining room. upgraded toffee maple cabinet with granite counter top, 9 feet ceiling in main floor and etc. huge back yard with large deck and fully fenced in the back, all five high-end appliances included, new stove(2025), new hot water tank(2023), quick possession available, shows AAA

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Fndtion:	Concrete		
Exterior:	Stone, Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Wood	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Double Attached				
Remodel:					
Site Influ:	Cul-De-Sac, Fenced, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation				
Features:	Deck, High-Efficiency Furnace, No Pet Home, No Smoking Home, Porch, Sump Pump				
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	16.42	X15.5	Dining Room	M	12.83	X10.17	Eat-In Kitchen	M	11X20	
Laundry Room	M	10X5.25		Primary Bedroom	U	19X14		Bedroom	U	13.25X9.42	
Bedroom	U	13.25X9.5		Bedroom	U	11.25X11.83		Four Piece Bath	U		
3 Piece En Bath	U			Two Piece Bath	M						
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	1		0	1	0	0	# Ensuite:	0	0	1

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

91 Eagleview Road NW, Winnipeg R3Y 1N3

Nghbrhd: **Bridgwater Lakes**
Linc #: **003R092974210**
Type: **SA**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2014/Older**
New Const: **No**
RMA: **8**
Legal:
Add Lgl:

Liv Area: **212.84 M2/2,291 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **14.02 M/46 F**
Lot Dpth: **69.80 M/229 F**
Lot Area: **985.52 M2/10,608 SF**

TBD: **4** Baths: **F3/H1**

Area: **1R** MLS® #: **202510067**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,398.70**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$739,000**
Imprv: Sell Price: **\$740,000**
Spc Lvy: Sell Date: **05/11/2025**
Payout: DOM: **4**

Remarks & Directions

Remarks: Welcome to this custom-built 2,291 sq. ft. two-storey residence in the prestigious Bridgwater Lakes community, where timeless design meets modern comfort. Show home-quality finishes shine throughout, beginning with the open-to-above foyer and high ceilings in the bright, spacious living room. The main floor features an open-concept layout with a gourmet eat-in kitchen boasting granite countertops, stainless steel appliances, a large island, and a walk-in pantry. A sunlit, generously sized formal dining area adds to the home's elegant charm. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a walk-in closet and spa-inspired ensuite featuring a soaker tub and glass shower. The upper level also showcases an exceptionally large family room—perfect for relaxing, entertaining, or working from home. The fully finished basement offers oversized windows that flood the space with natural light, creating a warm, inviting atmosphere. It includes a large rec room, a fourth bedroom, and a full bathroom—ideal for guests or multi-generational living. Outside, enjoy a beautifully landscaped backyard and patio in one of Winnipeg's most desirable neighbourhoods.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Partially Finished		
FP Type/Fuel:	Brick Facing, Glass Door/Gas	# FP:	1	Zoning:	R1
Lot Dim:		Acres:			
Frnt Exp:	SE	Survey:			
Exterior:	Brick, Stone, Stucco	Fndtion:	Concrete, Piled		
Roof:	Shingle	Cnstrct:	Concrete, Wood Frame		
Flooring:	Wall-to-wall carpet, Tile, Wood	Water:	Municipal/Community		
Heating:	Forced Air	Sewer:	Municipal/Community		
Gas:	Actual	H Fuel:	Natural gas		
Parking:	Double Attached; Enclsd: 2; Ttl: 2	Hydro:	Actual		
Remodel:					
Site Influ:	Low maintenance landscaped, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation				
Features:	Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, No Smoking Home, Patio, Smoke Detectors, Sump Pump				
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Primary Bedroom	U 16.42X14.08	5 Piece En Bath	U 10.75X12.5	Walk-in Closet	U 7.08X5
Bedroom	U 9.9X12.67	Bedroom	U 13.42X9.92	Four Piece Bath	U 8.17X4.83
Family Room	U 17.17X17.92	Dining Room	M 10.08X12.33	Eat-In Kitchen	M 17.83X14
Living Room	M 16.33X14.08	Bedroom	B 9.9X12.8	Three Piece Bath	B 4.83X8.17
Two Piece Bath	M 4.83X6				

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 0 5PC 1 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

22 Bluemeadow Road , Winnipeg R3Y 0J5

Nghbrhd: **Bridgewater Forest**
Linc #: **003R091680500**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2013/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **216.28 M2/2,328 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **35.97 M/118 F**
Lot Area:

TBD: **5** Baths: **F3/H1**

Area: **1R** MLS® #: **202508292**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$6,837.13**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,844.09** List Price: **\$739,900**
Imprv:
Spc Lvy:
Payout:
DOM: **10**
Sell Price: **\$739,900**
Sell Date: **05/10/2025**

Remarks & Directions

Remarks: Offers as received; Step into this stunning 5-bedroom, 3.5 bathroom open-concept 2328 SF home, thoughtfully designed for stylish living + effortless entertaining. At its heart is a soaring 18-ft ceiling great room, complete with gas fireplace, built-in ent unit, + a dramatic wall of windows overlooking the fenced backyard with spacious deck + access to walking path. The bright eat-in kitchen boasts a center island, maple cabinetry, stone countertops, + a pantry, flowing seamlessly into a cozy corner flex space that leads to the mudroom + double garage. At the front of the home, a versatile flex/dining room with sliding glass-inset barn doors + large street-facing window adds charm + functionality. A convenient powder room completes the main floor. Upstairs, the serene primary suite features a walk-in closet + spa-like 5-piece ensuite. Two additional bedrooms are upstairs—each with their own walk-in closets. There is also a full bathroom + dedicated laundry room for living convenience. The fully finished basement offers even more, with a rec room, 2 bedrooms (1 with a walk-in closet), + 3-piece bath—ideal for families wanting comfortable living.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished		
FP Type/Fuel:	Tile Facing/Gas	# FP:	1	Zoning:	R1
Lot Dim:		Acres:		Hectares:	
Frnt Exp:	N	Shape:	Normal	Fndtion:	Concrete
Exterior:	Stone, Stucco, Vinyl	Survey:		Cnstrct:	Wood Frame
Roof:	Shingle			Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl			Sewer:	Municipal/Community
Heating:	Forced Air			H Fuel:	Natural gas
Gas:				Hydro:	
Parking:	Double Attached, Front Drive Access, Paved Driveway; Encldsd: 2; Ttl: 5				
Remodel:					
Site Influ:	Fenced, Flat Site, Accessibility Access, Landscape, Other/remarks, Paved Street, Playground Nearby				
Features:	Accessibility Access, Air Conditioning-Central, Closet Organizers, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, No Pet Home, No Smoking Home, Sump Pump, Wall unit built-in				
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Dining Room	M	10.08X7.33		Great Room	M	17.42X15.33		Eat-In Kitchen	M	19.67X12.75		
Den	M	7.58X7.58		Two Piece Bath	M	8.17X5.92		Primary Bedroom	U	16.92X13.42		
5 Piece En Bath	U	11.08X9.25		Bedroom	U	12.92X9.92		Bedroom	U	12.92X10.67		
Four Piece Bath	U	10.08X5.25		Recreation Room	B	17.33X16.58		Bedroom	B	16.5X15.42		
Bedroom	B	12.33X12.33		Three Piece Bath	B	7.5X5						
	1PC	2PC			3PC	4PC	5PC		1PC	2PC	3PC	4PC
# Baths:	0	1			1	0	0		0	0	0	0
				# Ensuite:								

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Property Type

65 Firestone Drive , Winnipeg R3Y 2H9

Nghbrhd: **Prairie Pointe**
Linc #: **8959000148937**
Type: **TH**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2024/**
New Const: **Yes**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **129.97 M2/1,399 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **1R**
Schl Div:
Gross Tax: **\$00**
Tax Yr: **24**
Ed Tax:
Imprv:
Spc Lvy:
Payout:

MLS® #: **202507737**
Status: **Sold**
List Price: **\$459,900**
Sell Price: **\$455,000**
Sell Date: **05/11/2025**
DOM: **17**

Remarks & Directions

Remarks: **SS NOW. OFFERS AS RECEIVED. Welcome home to 65 Firestone Dr. This newly built 3 bedroom 2.5 bath townhouse is move in ready, featuring a functional layout perfect for everyday living. The main floor has an open concept layout that joins the living room, dining room, and eat in kitchen. Upstairs you will find the primary suite complete with walk in closet and en suite bath, along with 2 good sized bedrooms and the main 4pc bath. The lower level is unfinished with bathroom rough in & ready for you to add your finishing touches or to use for extra storage. Out the back you will find a newly built single detached garage and fully fenced yard. If you want a newly built home with no after the fact costs of landscaping, garage, appliances, blinds etc, without the wait look no further. Contact for more information or to book a private viewing.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:		Fndtions:	Hectares:
Exterior:	Brick & Siding, Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Single Detached; Enclsd: 1		
Remodel:			
Site Influ:	Fenced, Low maintenance landscaped, Playground Nearby, Shopping Nearby		
Features:	Air Conditioning-Central, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door remote(s), Refrigerator, Stove, Washer		
Gds Excl:	see agent remarks		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Two Piece Bath	M		3 Piece En Bath	U		Four Piece Bath	U	
Kitchen	M	13.25X10	Dining Room	M	12.83X11.58	Living Room	M	12.83X11.67
Laundry Room	U		Bedroom	U	9.08X8.75	Bedroom	U	9.08X8.75
Primary Bedroom	U	12.5X11.75						

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0**

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Property Type

39 Sunstone Bay , Winnipeg R3Y 0N5	Area: 1R	MLS® #: 202509330
Nghbrhd: South Pointe	Schl Div: Pembina Trails (WPG 7)	
Linc #: 003R092979065	Gross Tax: \$5,176.92	
Type: RD	Tax Yr: 24	Status: Sold
Use: Year-round	Fin Bsmnt: .00 M2/ SF	List Price: \$549,900
Style: BNG	Lot Front: 	Ed Tax: \$2,146.65
Yr Built/Age: 2014/Older	Lot Dpth: .00 M/ F	Imprv: \$278.70
New Const: No	Lot Area: 	Spc Lvy:
RMA: 6	TBD: 5	Payout:
Legal:	BDA: 3	DOM: 8
Add Lgl:		

Remarks & Directions

Remarks: **SS May 1st, offers May 8th. Welcome to 39 Sunstone Bay, a spacious and functional 5-bedroom , 3 full bath bungalow in the highly desirable South Pointe community. With 1359 sqft on the main floor plus a fully finished basement, this home offers nearly 2700 sqft of total living space, perfect for growing families. Step inside to warm hardwood floors, vaulted ceilings, and a bright living/dining room with a large window that fills the space with natural light. The spacious eat-in kitchen features ample cabinetry, tiled backsplash, walk-in pantry, and access to a sunny deck and fully fenced backyard. The main floor includes 3 bedrooms, including a primary with private ensuite. The lower level, offers high ceilings, oversized windows, a huge rec room, 2 additional bedrooms, a den, and a 3rd full bathroom—providing flexible options for guests or a home office. Situated on a quiet bay, walking distance to South Pointe School, parks, and bus routes. Just minutes from Bridgewater Centre, the University of Manitoba, and all major amenities. Great value, excellent location—book your showing today!**

Dir/GPS:

General Information

Basement: Full	B Dev: Fully Finished	Zoning: R1
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Shape:	
Frnt Exp:	Survey:	
Exterior: Stucco	Fndtn: Piled	
Roof: Shingle	Cnstrct:	
Flooring: Wall-to-wall carpet, Tile, Wood	Water: Municipal/Community	
Heating: Forced Air	Sewer: Municipal/Community	
Gas:	H Fuel: Natural gas	
Parking: Double Attached; Encld: 2	Hydro:	
Remodel:		
Site Influ: Corner, Fenced, Landscape, No Back Lane, Park/reserve, Playground Nearby, Shopping Nearby, Public Transportation		
Features: Air Conditioning-Central		
Gds Incl: Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer		
Gds Excl:		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	<u>M</u> 11.83X17.75	Dining Room	<u>M</u> 14.92X10	Kitchen	<u>M</u> 14X10.17
Primary Bedroom	<u>M</u> 12X13.2	Bedroom	<u>M</u> 9.5X11.2	Bedroom	<u>M</u> 9.92X8.75
3 Piece En Bath	<u>M</u>	Four Piece Bath	<u>M</u>	Recreation Room	<u>B</u> 25X19
Bedroom	<u>B</u> 9.17X11.67	Bedroom	<u>B</u> 11.7X9.5	Den	<u>B</u> 9.83X9.33
Four Piece Bath	<u>B</u>	Utility Room	<u>B</u>		
# Baths: <u>1PC</u> 0	<u>2PC</u> 0	<u>3PC</u> 0	<u>4PC</u> 2	<u>5PC</u> 0	<u>6PC</u> 0
		# Ensuite: <u>1PC</u> 0	<u>2PC</u> 0	<u>3PC</u> 1	<u>4PC</u> 0
				<u>5PC</u> 0	<u>6PC</u> 0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

53 Firestone Drive , Winnipeg R3Y 2H9

Nghbrhd: **Prairie Pointe**
Linc #: **8959000148667**
Type: **SA** Liv Area: **129.97 M2/1,399 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **5.79 M/19 F**
Yr Built/Age: **2025/New - Never Lived** Lot Dpth: **32.00 M/105 F**
New Const: **In** Lot Area:
RMA: **Yes** Bath: **F2/H1**
Legal: **7 BDA: 3 TBD: 3**
Add Lgl: **Lot:7 Blk:8 Plan:69989**

Area: **1R** MLS® #: **202504581**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$0.00**
Tax Yr: **2025** Status: **Sold**
Ed Tax: List Price: **\$417,900**
Imprv: Sell Price: **\$415,000**
Spc Lvy: Sell Date: **05/14/2025**
Payout: DOM: **67**

Remarks & Directions

Remarks: **VENTURA BROOKLYN A-23! **Ready for Spring possession** This modern 1,399 sq. ft. townhome has a spacious design with premium finishes. The bright and open main floor features 9' ceilings, kitchen with 6 ft island, quartz counter tops, tile backsplash, chimney hood fan and a large rear window over the sink. The second floor features 9' ceilings, a private primary bedroom with an ensuite and walk-in closet, two additional bedrooms, a full bathroom, and convenient laundry room. Air conditioning included. CALL TODAY TO SEE THIS BEAUTIFUL HOME!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Unfinished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:		Survey:	Hectares:
Exterior:	Brick & Siding	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	Wood Frame
Flooring:	Wall-to-wall carpet, Vinyl	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Electric
Parking:	Parking Pad	Hydro:	
Remodel:			
Site Influ:	Paved Lane, Playground Nearby		
Features:	Air Conditioning-Central		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Great Room	M	13X11.5	Dining Room	M	13X11.5	Kitchen	M	13X10
Two Piece Bath	M		Primary Bedroom	U	12.5X11.5	3 Piece En Bath	U	
Bedroom	U	9X9	Bedroom	U	9X8.5	Four Piece Bath	U	
Laundry Room	U							

Baths: **1PC 0 2PC 1 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC**

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Property Type

156 Red Spruce Road , Winnipeg R3Y 0R1	Area: 1R	MLS® #: 202508934
Nghbrhd: Bridgwater Lakes	Schl Div: Gross Tax: \$5,902.83	
Linc #: 003R092977875	Tax Yr: 24	Status: Sold
Type: RD	Ed Tax: \$332.91	List Price: \$719,900
Use: Year-round	Imprv: \$332.91	Sell Price: \$717,000
Style: TWO	Spc Lvy: 	Sell Date: 05/06/2025
Yr Built/Age: 2017/Older	Payout: 	DOM: 7
New Const: No		
RMA: 10		
Legal: BDA: 3		
Add Lgl: TBD: 3 Baths: F2/H1		
LBP 6 10 54192 6/9 ST V		

Remarks & Directions

Remarks: SS now w/ offers rec'd Tue May 6th OH Sat/Sun 2-4...Welcome to Bridgwater Lakes! This exquisite custom built 2-story home is your ideal "buy now, stay forever" dream home, offering great schools, convenient shopping & beautiful parks, along with scenic walking & biking paths. Spanning 2,043 sqft this move-in-ready family home features 3 spacious bedrooms & 3 baths. Step inside to a grand foyer that flows into a bright & airy living rm, centered by a cozy gas fireplace. The stunning kitchen is a chef's dream, showcasing quartz countertops & an oversized island, elegant backsplash, SS appl & walk-in pantry all perfectly illuminated by lge windows. A convenient 2-pc bath & mudrm complete the main flr. Upstairs, the generous primary bedroom offers a WIC & a luxurious 5-pc ensuite featuring a soaker tub & tiled walk-in shower. 2 add'l spacious bdrms, a 4-pc bath & a laundry rm complete the 2nd floor. The lower level presents an inviting OC space w/ high ceilings & a rough-in bath, ready for your personal touches. Enjoy evenings on your 16x16 deck or relax by a fire on your patio in your fenced backyard. With custom upgrades & an oversized 22x25 double attached garage, Come for a tour, stay for a lifetime!

Dir/GPS:

General Information

Basement: Full	Insert/Gas	B Dev: Insulated	Zoning: R1
FP Type/Fuel:		# FP: 	Hectares:
Lot Dim:		Acres: 	
Frnt Exp:	W	Fndtn: Concrete	
Exterior:	Brick, Stucco	Cnstrct: Wood Frame	
Roof:	Shingle	Water: Municipal/Community	
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer: Municipal/Community	
Heating:	Forced Air	H Fuel: Natural gas	
Gas:		Hydro: 	
Parking:	Double Attached; Enclsd: 2; Ttl: 6; Dim: 22x25		
Remodel:	Other remarks		
Site Influ:	Fenced, Low maintenance landscaped, Landscaped deck, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, Monitored Alarm, No Smoking Home, Sump Pump		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>	Dimen	Room	<u>L</u>	Dimen	Room	<u>L</u>	Dimen
Foyer	M	10.33X12.42	Living Room	M	17.58X19.33	Eat-In Kitchen	M	11.42X22.67
Pantry	M	5.33X3.92	Mudroom	M	8.08X3.92	Two Piece Bath	M	2.92X7.25
Primary Bedroom	U	15X13.58	5 Piece En Bath	U	9.33X15	Walk-in Closet	U	9.08X4.92
Bedroom	U	10X12.92	Bedroom	U	9.92X5.92	Four Piece Bath	U	9.75X5.92
Laundry Room	U	5.33X7.08	Recreation Room	B	25.5X27.42			

1PC	2PC	3PC	4PC	5PC	6PC	1PC	2PC	3PC	4PC	5PC	6PC
# Baths: 0	1	0	1	0	0	# Ensuite: 0	0	0	0	1	0

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Property Type

47 Grassy Lake Drive , Winnipeg R3Y 0G8

Nghbrhd: **South Pointe**
Linc #: **003R091604900**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2011/Older**
New Const: **No**
RMA: **10** BDA: **4** TBD: **5** Baths: **F4/H0**
Legal: **Lot:123516680 Blk:115 Plan:121 ST N 0-0-00**
Add Lgl:

Area: **1R** MLS® #: **202506111**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$6,171.84**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$699,900**
Imprv: **\$291.90** Sell Price: **\$685,000**
Spc Lvy: Sell Date: **05/01/2025**
Payout: DOM: **37**

Remarks & Directions

Remarks: **<<SHOWING STARTS NOW ! OFFER as received . Open house may 3, saturday 2-4pm PDS ia ready to send by email. sellers are motivated. Welcome to 47 Grassy Lake Drive, a spacious 5-bedroom, 4-bathroom home in Winnipeg's desirable South Pointe neighborhood. The grand entrance leads to an open-concept main floor featuring a large kitchen with maple cabinets, granite countertops, tiled backsplash, center island, and corner pantry. The generously sized primary bedroom includes a 4-piece ensuite and walk-in closet. Additional amenities comprise second-floor laundry, double garage, air conditioning, central vacuum, and ample storage. The impressive backyard offers a large deck, brick firepit area, and established grapevines. Close to all sorts of amenities such as schools, shopping centres, university, bus stops, parks mosque/church and more! Please DON/T hesitate to book your private showing today :)**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing	# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:		Survey:	Hectares:
Exterior:	Brick, Stone, Stucco	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	
Flooring:	Wall-to-wall carpet, Vinyl Plank	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Electric, Natural gas
Parking:	Double Attached	Hydro:	
Remodel:			
Site Influ:	Fenced		
Features:	Bar dry, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor, Main floor full bathroom, No Pet Home, No Smoking Home, Porch, Sump Pump		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Refrigerator, Stove, Vacuum built-in, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Family Room	M	15.92X15.67	Kitchen	M	17X11	Dining Room	M	17X5
Primary Bedroom	U	14.25X17.56	Living/Dining room	M	24X11	Bedroom	M	11.17X9.33
Bedroom	U	10X14	Laundry Room	U	7.58X8.75	Bedroom	U	11.67X10.33
Loft	U	11.25X11	Den	B		Four Piece Bath	B	
Four Piece Bath	U		Four Piece Bath	U		Three Piece Bath	M	
Bedroom	B	14X12						
	1PC	2PC	3PC	4PC	5PC	6PC		
# Baths:	0	0	1	3	0	0	# Ensuite:	0
								1PC
								2PC
								3PC
								4PC
								5PC
								6PC

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

435 Bridge Lake Drive , Winnipeg R3Y 0S3

Nghbrhd: **Bridgwater Lakes**
Linc #: **003r092988250**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2017/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **148.64 M2/1,600 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area:

Area: **1R**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$4,445.03**
Tax Yr: **2024**
Ed Tax:
Imprv: **\$248.51**
Spc Lvy:
Payout:
Status: **Sold**
List Price: **\$545,000**
Sell Price: **\$536,000**
Sell Date: **05/08/2025**
DOM: **17**

Remarks & Directions

Remarks: **Open House May 4th 1pm-3pm. A well-maintained back lane two story in Bridgwater Trails offers 1600 sqft of living space. Open design on main floor features 9ft ceiling and laminate floor throughout. Living room loaded with FP & entertainment unit plus multiple windows allow sun light to pour in. The kitchen open to the dining area features SS appliances, neutral color cabinets, upgraded lighting fixtures and upgraded counter tops. There are 3 good sized bedrooms and 2 full bathrooms on 2nd floor. The principal bedroom comes with a WIC closet and 3 pieces ensuite. There's also a balcony off the master bedroom. Laundry conveniently located on 2nd floor as well. Unfinished basement awaits your personal touch. Rear yard comes with a deck and a 18*20 double detached garage. Super close to bus stop and all the amenities in Bridgwater Center. Call today.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished
FP Type/Fuel:	Tile Facing/Electric	# FP:	1
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached; Enclsd: 2; Ttl: 2; Dim: 18*20		
Remodel:	Other remarks		
Site Influ:	Back Lane		
Features:	Deck, Exterior walls, 2x6", Heat recovery ventilator, High-Efficiency Furnace, Sump Pump		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer		
Gds Excl:	window coverings		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Two Piece Bath	M		3 Piece En Bath	U		Three Piece Bath	U	
Bedroom	U	9.5X10.25	Bedroom	U	9X12.5	Primary Bedroom	U	11X17
Dining Room	M	8.5X8.5	Kitchen	M	11X12	Living Room	M	16X8
# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>
	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
			# Ensuite:					

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

34 Fossil Creek Crescent , Winnipeg R3Y 2K1

Nghbrhd: **Prairie Pointe**
Linc #: **8959000147657**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2026/To Be Built**
New Const: **Yes**
RMA: **10**
Legal: **Lot:30 Blk:4 Plan:72484**
Add Lgl:

Area: **1R** MLS® #: **202502653**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$0.00**
Tax Yr: **2026** Status: **Sold**
Ed Tax: **\$0.00** List Price: **\$581,422**
Imprv: **\$0.00** Sell Price: **\$587,827**
Spc Lvy: **\$0.00** Sell Date: **05/14/2025**
Payout: **\$0.00** DOM: **93**

Remarks & Directions

Remarks: **Welcome to the Lucinda to be built in Prairie Pointe. This home is 1704 SF with a main floor bedroom & full bathroom. The main floor offers 9' ceilings, side entry door to lower level, with open to above in the great room & the foyer front entrance with an abundance of natural light throughout. The kitchen has builders selection quartz counters, LED disc lights and pendant lights over the island with large pantry. The laundry room is conveniently located on the 2nd floor close to the primary bedroom and additional 2 secondary bedrooms. No escalation clause, call to book an appointment of land availability and to review the drawings for this home and a customized quote.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated	Zoning:
FP Type/Fuel:		# FP:		Hectares:
Lot Dim:		Acres:		
Frnt Exp:		Fndtion:	Concrete, Piled	
Exterior:	Composite, Stucco, Vinyl	Cnstrct:	Wood Frame	
Roof:	Shingle	Water:	Municipal/Community	
Flooring:	Wall-to-wall carpet, Vinyl Plank	Sewer:	Municipal/Community	
Heating:	Forced Air	H Fuel:	Natural gas	
Gas:		Hydro:		
Parking:	Double Attached			
Remodel:				
Site Influ:	No Back Lane, Not Landscaped, Paved Street			
Features:	Central Exhaust, Engineered Floor Joist, Exterior walls, 2x6", Heat recovery ventilator, High-Efficiency Furnace, Main floor full bathroom, Smoke Detectors, Sump Pump			
Gds Incl:				
Gds Excl:				
Rnt Eqp:	None;			

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Dining Room	M 12.08X9	Great Room	M 13X14.25	Kitchen	M 11.42X8.5
Four Piece Bath	M	Bedroom	M 12X9.75	Foyer	M 10.25X9
Primary Bedroom	U 14.33X12	4 Piece En Bath	U	Walk-in Closet	U 5X5.25
Laundry Room	U 5.42X7.17	Bedroom	U 9.33X10.42	Bedroom	U 9.33X10.42

Baths: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0** # Ensuite: **1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

60 Deer Ridge Bay , Winnipeg R3Y 0M1

Nghbrhd: **Bridgewater Forest**
Linc #: **003R091649200**
Type: **RD**
Use: **Year-round**
Style: **BNGR**
Yr Built/Age: **2013/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **146.60 M2/1,578 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.85 M/52 F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **4** Baths: **F3/H0**

Area: **1R** MLS® #: **202509735**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$5,987.16**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,463.67** List Price: **\$639,000**
Imprv: **\$365.57** Sell Price: **\$696,000**
Spc Lvy:
Payout:
DOM: **7**

Remarks & Directions

Remarks: Showings start now, OTP Monday May12 @7pm. Open House Sat/Sun (May10&11) 2-4 p.m. Back yard steel Gazebo stay. Custom-built bungalow home in Bridgewater Forest. 4 bedrooms and 3 full bathrooms, along with 2 living rooms, 2 full kitchens, and 2 fireplaces. Open-concept main floor boasts 9' & 11' ceilings. The master bedroom with a garden door that leads to the backyard and patio. The en-suite bathroom features a steam shower and freestanding tub. Engineered hardwood flooring runs through all bedrooms and the huge walk-in closet. You will love the composite deck and steel gazebo in the private back yard. Fully finished lower level includes a full kitchen with built-in oven and microwave, a spacious recreation area with built-in speakers, a cozy living room and electric fireplace, one bedroom, and a full bathroom. Home built on piles, steel beam construction, high-efficiency furnace, HRV system, heated floors upstairs. Upgrades over the years: Samsung Smart Stove (2024), Fotile Range Hood (2023). Just steps from Bridgewater Centre, and walking distance to Bw forest trails and community parks. A top-quality home in a highly desirable neighborhood — book your appointment today!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished		
FP Type/Fuel:	Tile Facing/Electric	# FP:	2	Zoning:	R1
Lot Dim:		Acres:		Hectares:	
Frnt Exp:		Survey:			
Exterior:	Stone, Stucco	Fndtion:	Concrete		
Roof:	Shingle	Cnstrct:	Wood Frame		
Flooring:	Tile, Vinyl Plank, Wood	Water:	Municipal/Community		
Heating:	Forced Air	Sewer:	Municipal/Community		
Gas:		H Fuel:	Natural gas		
Parking:	Double Attached; Enclsd: 2; Ttl: 6	Hydro:			
Remodel:					
Site Influ:	Corner, Fenced, Fruit Trees/Shrubs, Low maintenance landscaped, Landscape, No Back Lane, Private Yard				
Features:	Air Conditioning-Central, Deck, Garburator, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, Microwave built in, No Pet Home, No Smoking Home, Sump Pump				
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 17.33X14.2	Dining Room	M 11.7X7.11	Kitchen	M 13X11.2
Primary Bedroom	M 18X14	Bedroom	M 11.33X10	Bedroom	M 10X10
Laundry Room	M 10.33X6.5	5 Piece En Bath	M	Four Piece Bath	M
Kitchen	L 18.8X11.8	Recreation Room	L 39.85X13.33	Bedroom	L 12X12
Five Piece Bath	L	Utility Room	L		
# Baths:	1PC 0 2PC 0 3PC 4PC 5PC 1 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 1 6PC 0		

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Property Type

143 Lake Bend Road , Winnipeg R3Y 1N3

Nghbrhd: **Bridgewater Lakes**
Linc #: **003R092974630**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2014/Older**
New Const: **No**
RMA: **10**
Legal:
Add Lgl:

Liv Area: **265.52 M2/2,858 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area: **586.96 M2/6,318 SF**

TBD: **5** Baths: **F3/H1**

Area: **1R** MLS® #: **202509751**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$7,546.08**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$3,152.04** List Price: **\$859,900**
Imprv: Sell Price: **\$880,000**
Spc Lvy: Sell Date: **05/13/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: Showings start now. OTP Monday May 12@7pm. OPEN HOUSE Sat/Sun May 10 & 11 @ 2-4PM. 2858 Sqft high-quality previous show home located in the most desirable neighborhood of Bridgewater Lakes. It features 5 spacious bedrooms, 3.5 bathrooms and a loft. Main floor 9' ceilings, tile and hardwood flooring and built-in speakers. The open-concept kitchen is complete with modern white cabinetry, tiled backsplash, a large island with quartz countertops, walk-in pantry and luxury SS appliances. The dining room accesses to the landscaped backyard. The cozy living room with a side wet bar and a built-in entertainment unit with a gas fireplace. Tons of sunshine comes in. The upper level has a loft, a spacious master bedroom with 5pcs ensuite and a walk-in closet, 3 additional bedrooms, a full bathroom and the laundry room. Heated flooring in the master bedroom ensuite. The fully finished lower level includes a bring rec room, a spacious bedroom, a 4pcs bathroom, a gym and a home theatre. Just steps from Bridgewater lakes fountain, playground, soccer field and community parks. Close to all levels of schools, shopping center, public transportation, etc. New painting 2025. Book your appointment today!

Dir/GPS:

General Information

Basement:	Full	B Dev: Fully Finished	Zoning: R1
FP Type/Fuel:	Stone/Gas	# FP:	
Lot Dim:		Acres:	Hectares:
Frnt Exp:		Fndtion: Concrete	
Exterior:	Stone, Stucco	Cnstrct: Wood Frame	
Roof:	Shingle	Water: Municipal/Community	
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer: Municipal/Community	
Heating:	Forced Air	H Fuel: Natural gas	
Gas:		Hydro:	
Parking:	Double Attached, Garage door opener		
Remodel:			
Site Influ:	Fenced, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Bar dry, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Second Floor, Smoke Detectors, Sprinkler System-Underground, Sump Pump		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Office	M 10.67X9.13	Kitchen	M 10.16X15.94	Dining Room	M 15.43X12.85
Living Room	M 16.83X14.9	Two Piece Bath	M	Loft	U 16.65X9.96
Primary Bedroom	U 15.36X14.9	5 Piece En Bath	U	Bedroom	U 11.67X13.16
Bedroom	U 9.9X13.16	Bedroom	U 12.04X13.16	Four Piece Bath	U
Laundry Room	U	Recreation Room	B 15.42X13.91	Bedroom	B 11.29X13.64
Four Piece Bath	B	Gym	B 13.31X16.55	Home Theatre	B 16.7X16.7
# Baths: 1PC 0 2PC 1 3PC 4PC 5PC 6PC		# Ensuite: 1PC 0 2PC 0 3PC 0 4PC 0 5PC 1 6PC 0			

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Property Type

305 Park West Drive , Winnipeg R3Y 0V9

Nghbrhd: **Bridgewater Centre**
Linc #: **003R092996975**

Type: **TH** Liv Area: **135.82 M2/1,462 SF**
Use: **Year-round** Fin Bsmnt: **.00 M/ F**
Style: **TWO** Lot Front: **.00 M/ F**
Yr Built/Age: **2017/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:

RMA: **6** BDA: **3** TBD: **3** Baths: **F2/H1**
Legal: **LBP 2 60100 5/6 ST V OTM**

Area: 1R	MLS® #: 202505609
Schl Div: Pembina Trails (WPG 7)	Gross Tax: \$4,121.69
Tax Yr: 24	Status: Sold
Ed Tax: \$1,743.59	List Price: \$455,000
Imprv: \$143.17	Sell Price: \$447,000
Spc Lvy:	Sell Date: 05/06/2025
Payout:	DOM: 29

Remarks & Directions

Remarks: Welcome to this beautifully designed former show home, perfectly situated in the heart of Bridgewater, just a short walk from amenities and transit. This modern and functional townhouse offers a thoughtfully designed open-concept main floor, featuring 9-ft ceilings, large windows that flood the space with natural light, and a cozy electric fireplace. The stylish kitchen is equipped with a spacious island with an extended flat bar top, perfect for entertaining, while elegant spindle staircase railings add a touch of sophistication. Upstairs, you'll find three generously sized bedrooms and 2.5 bathrooms, including a luxurious en-suite and a large walk-in closet in the primary suite. The unfinished basement provides a blank canvas for future development, complete with rough-in plumbing in two locations, allowing for endless possibilities. Don't miss your chance to own this exceptional home in one of the city's most sought-after communities!

Dir/GPS:

General Information

Basement: Full	FP Type/Fuel: Tile Facing/Electric	B Dev: Unfinished	Zoning: RM
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion: Concrete	
Exterior: Composite, Stone, Stucco	Cnstrct: Wood Frame	Water:	Municipal/Community
Roof: Shingle	Sewer:	H Fuel:	Municipal/Community
Flooring: Wall-to-wall carpet, Vinyl	Hydro:		
Heating: Forced Air			
Gas:			
Parking: Parking Pad, Rear Drive Access; Ttl: 2			
Remodel:			
Site Influ:	Paved Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features: Deck, Exterior walls, 2x6", High-Efficiency Furnace, Laundry - Second Floor, Smoke Detectors, Sump Pump, Wall unit built-in	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings		
Gds Incl:			
Gds Excl:			
Rnt Eqp: None;			

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Four Piece Bath	U	Three Piece Bath	U	Two Piece Bath	M
Eat-In Kitchen	M 13.5X11.67	Primary Bedroom	U 13.75X12.75	Bedroom	U 10X12
Bedroom	U 9.33X11.08	Family Room	M 14X14.17	Dining Room	M 9.6X11.5
# Baths: 1PC 0 2PC 1 3PC 4PC 5PC 6PC		# Ensuite: 1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0			

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Property Type

589 Bridge Lake Drive , Winnipeg R3Y 0W8

Nghbrhd: **Bridgwater Trails**
Linc #: **003R092991275**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2017/Older**
New Const: **No**
RMA: **9**
Legal:
Add Lgl: **LBP 1 11 58024 122/124 St N***

Area: **1R** MLS® #: **202509135**
Schl Div: **Pembina Trails (WPG 7)**
Gross Tax: **\$6,539.62**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$739,900**
Imprv: Sell Price: **\$733,000**
Spc Lvy: Sell Date: **05/04/2025**
Payout: DOM: **3**

Remarks & Directions

Remarks: Welcome to this stunning 2,446 sq. ft. two-storey family home located in desirable Bridgwater Trails! Featuring 4 spacious Bdrms, 2.5 Bthrm, convenience of 2nd floor laundry, designed with family living in mind. Main floor boasts upgraded luxury vinyl plank flooring, elegant 9-ft flat ceilings & large south-facing windows in great rm & dining flooding with natural light. Built-in entertainment unit with a gas fireplace adds warmth and style. Enjoy the functionality of a main-floor den perfect for a home office or playroom. Freshly painted interior throughout. Upgraded two-tone maple kitchen with a massive island with quartz countertops, added height cabinets, extra drawers, stylish glass door inserts for a modern touch. Upgraded glass railings & 2 picture windows, spacious primary suite, deluxe ensuite with a walk-in shower, large soaker tub, and a generous walk-in closet. Enlarged garage, extended driveway & new garage door opener. Yard backing directly onto walking trails and a lake, with a 16' x 17' deck & privacy wall, brick patio. This is a must-see home offering the perfect blend of comfort, upgrades, and location!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated	Zoning:	R1	
FP Type/Fuel:	Insert/Gas	# FP:		Hectares:		
Lot Dim:		Acres:				
Frnt Exp:		Fndtion:	Concrete			
Exterior:	Stone, Stucco, Vinyl	Cnstrct:	Wood Frame			
Roof:	Shingle	Water:	Municipal/Community			
Flooring:	Wall-to-wall carpet, Vinyl, Vinyl Plank	Sewer:	Municipal/Community			
Heating:	Forced Air	H Fuel:	Natural gas			
Gas:		Hydro:				
Parking:	Double Attached, Front Drive Access, Garage door opener; Enclsd: 2; Dim: 22x20					
Remodel:						
Site Influ:	Corner, Fenced, Flat Site, Landscaped deck, Landscaped patio					
Features:	Air Conditioning-Central, Closet Organizers, Deck, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor, No Smoking Home, Patio, Sump Pump, Vacuum roughed-in					
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings					
Gds Excl:	Deep Freezer in basement.					
Rnt Eqp:	None;					

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Kitchen	M 14X9.25	Dining Room	M 14X11	Living Room	M 17.42X14
Office	M 10X12	Two Piece Bath	M	Primary Bedroom	U 14.58X13.25
Bedroom	U 11.67X11.67	Bedroom	U 11.25X12.24	Bedroom	U 10.42X10
Laundry Room	U	4 Piece En Bath	U	Four Piece Bath	U
# Baths:	1PC 0 2PC 1 3PC 4PC 5PC 6PC	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0		

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Property Type

2 Branson Crescent , Winnipeg R3T 5W2

Nghbrhd: **Richmond West**
Linc #: **003R068251400**
Type: **RD**
Use: **Year-round**
Style: **CBOVR**
Yr Built/Age: **1999/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **108.14 M2/1,164 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **11.28 M/37 F**
Lot Dpth: **33.22 M/109 F**
Lot Area: **375.70 M2/4,044 SF**

TBD: **4** Baths: **F3/H0**

Area: **1S** MLS® #: **202509603**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,206.57**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$1,730.00** List Price: **\$549,900**
Imprv:
Spc Lvy:
Payout:
DOM: **14**

Remarks & Directions

Remarks: Offers Reviewed evening received. OH: Sat. May 17th 3-4:30PM. Steps to Kirkbridge Park, this Richmond West home checks all the boxes - playgrounds, walking trails, amenities, transit and schools. Beautiful curb appeal, you step inside to an open layout, with updated flooring and huge windows that keep the place feeling bright all day long. The bamboo kitchen is a highlight - it's stylish, functional, and finished with granite countertops that bring the whole space together. Whether you're hosting family or just cooking for your kids, it's a highlight. Upstairs, the primary bedroom is more than generous - it's got its own full ensuite with a new shower and a walk-in closet. The main floor has 2 bedrooms and a nice 4-piece bathroom, while the basement brings even more to the value: a huge rec space, another full bath, and a bonus room that could be anything from a gym to a guest room. Add in solid mechanicals and a roomy storage area, and you've got a home that's as practical as it is welcoming. Bonus - attached garage! See for yourself, book your showing today!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Survey:			
Exterior:	Stucco	Fndtn:	Concrete		
Roof:	Shingle	Cnstrct:	Wood Frame		
Flooring:	Cork, Tile, Wood	Water:	Municipal/Community		
Heating:	Forced Air, Infloor	Sewer:	Municipal/Community		
Gas:		H Fuel:	Natural gas		
Parking:	Double Attached; Encld: 2; Ttl: 6	Hydro:			
Remodel:					
Site Influ:	Corner				
Features:	Air Conditioning-Central, Closet Organizers, Garburator, Hood Fan, Main floor full bathroom, Microwave built in, Patio, Sump Pump, Vacuum roughed-in				
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Vacuum built-in, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Kitchen	M	10.42X13.17		Living Room	M	10.83X12.75		Dining Room	M	9.42X12.75	
Primary Bedroom	U	12X10.17		Bedroom	M	10.08X9.67		Bedroom	M	11.5X6.5	
Bedroom	L	10.67X11.42		Utility Room	L	15.5X8.58		Recreation Room	L	20.17X13.5	
Three Piece Bath	L			3 Piece En Bath	U			Four Piece Bath	M		
	1PC	2PC	3PC	4PC	5PC	6PC					
# Baths:	0	0	1	1	0	0	# Ensuite:	0	0	1	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

155 Grange Street , Headingley R4H 1A8

Nghbrhd: **Headingley South**
Linc #: **8959000018766**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **113.34 M2/1,220 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area:

TBD: **4** Baths: **F2/H0**

Area: **1W** MLS® #: **202509743**
Schl Div: **St James-Assiniboia (WPG 2)**
Gross Tax: **\$3,259.00**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$2,153.00** List Price: **\$499,900**
Imprv: **\$0.00** Sell Price: **\$590,000**
Spc Lvy: Sell Date: **05/12/2025**
Payout: DOM: **7**

Remarks & Directions

Remarks: **OPEN HOUSE May 10, 12-2pm. OFFERS REVIEWED May 12.** Discover refined living at 155 Grange in prestigious Headingley. This beautifully upgraded bungalow is nestled on a mature, tree-lined lot with city services, natural gas, and central A/C. The open-concept kitchen is a showstopper, featuring solid surface quartz countertops, soft-close cabinetry, tile backsplash with under-cabinet lighting, a large island, and pot lighting — perfect for entertaining. Luxury vinyl plank flooring flows through the kitchen, living room, and hallways, creating a seamless and elegant feel. The main floor offers three spacious bedrooms and a modern 4-piece bath with tub surround. Downstairs, enjoy a sprawling rec room, 3-piece bath, and additional bedroom (window may not meet egress), complete with an electric fireplace and pot-lit suspended ceiling. Outside, a large deck overlooks a private backyard oasis with fire pit, raised garden, and a 15'6" x 14'6" shed. The oversized 24' x 36' garage boasts triple doors and a sub-panel. Truly move-in ready luxury!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:
FP Type/Fuel:		# FP:		Hectares: .25
Lot Dim:		Acres:	.62	
Frnt Exp:		Fndtion:	Concrete	
Exterior:	Stone, Stucco, Wood Siding	Cnstrct:	Wood Frame	
Roof:	Shingle	Water:	Municipal/Community	
Flooring:	Wall-to-wall carpet, Laminate, Vinyl Plank	Sewer:	Municipal/Community	
Heating:	Forced Air	H Fuel:	Natural gas	
Gas:		Hydro:		
Parking:	Triple Detached			
Remodel:				
Site Influ:	Landscaped deck, No Back Lane, No Through Road, Paved Street, Treed Lot			
Features:	High-Efficiency Furnace, Sump Pump			
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings			
Gds Excl:				
Rnt Eqp:	None;			

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Kitchen	M 18.4X13.11	Living Room	M 18.7X12	Four Piece Bath	M
Primary Bedroom	M 10.6X13	Bedroom	M 10.2X9.3	Bedroom	M 9.5X13
Recreation Room	B 12.7X37	Bedroom	B 11.7X8.5	Three Piece Bath	B
# Baths:	1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0		

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

394 St Jean Baptiste Street , Winnipeg R2H 2X4

Nghbrhd: **St Boniface**
Linc #: **006R070864000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1945/**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **151.06 M2/1,626 SF**
Fin Bsmnt: **30.19 M2/325 SF**
Lot Front: **13.11 M/43 F**
Lot Dpth: **35.36 M/116 F**
Lot Area:

TBD: **3** Baths: **F2/H0**

Area: **2A** MLS® #: **202510341**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,798.21**
Tax Yr: **2025** Status: **Sold**
Ed Tax: List Price: **\$449,900**
Imprv: **\$00** Sell Price: **\$451,000**
Spc Lvy: Sell Date: **05/15/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **Showings start Friday, May 9th. Offers will be reviewed on Thursday, May 15th. This spacious two-story home is in meticulous condition and ready to move in. Located in St. Boniface, close to all levels of schools, including St. Boniface University, and St. Boniface Hospital. The home features three bedrooms: two on the upper level and one on the main floor. There's also a great family room/loft on the second level. There are two full bathrooms, one on the main floor and one on the second floor. The finished basement includes a recreation room and an office space. The second-story addition was added in 1986, and the total square footage of the home is 1,626. Recent updates include new windows and replaced roof shingles in 2014. The dining area has patio doors to a large deck. The garage is 18 x 24, and there's extra parking on the side. Lot size is 43' x 116'. This home has been lovingly maintained and updated by long-time owners. Don't miss this opportunity!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:	43x116	Acres:	
Frnt Exp:	W	Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached; Dim: 18x24		
Remodel:	Other remarks, Roof Coverings, Windows		
Site Influ:	Fenced, Back Lane, Paved Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation, View City		
Features:	Air Conditioning-Central, Ceiling Fan, Deck, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		Dimen	Room		Dimen	Room		Dimen
Living Room	M	16X11.17	Dining Room	M	15X9.58	Kitchen	M	14.83X8.33
Primary Bedroom	M	21X11	Bedroom	U	15.5X8	Bedroom	U	12X10.33
Loft	U	18.67X12	Office	B	11.33X9.5	Recreation Room	B	17.5X12.75
Four Piece Bath	M		Four Piece Bath	U				
	1PC	2PC	3PC	4PC	5PC	6PC		
# Baths:	0	0	0	2	0	0		
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	0	0

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Property Type

544 De La Morenie Street , Winnipeg R2H 2Z5

Nghbrhd: **St Boniface**
Linc #: **006R070416000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1913/Older**
New Const: **No**
RMA: **6**
Legal: **Lot:128 177 Blk:76 Plan:St B**
Add Lgl:

Liv Area: **152.18 M2/1,638 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **35.97 M/118 F**
Lot Area:

Area: **2A**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,131.75**
Tax Yr: **2023**
Ed Tax:
Imprv:
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$364,900**
Sell Price: **\$370,000**
Sell Date: **05/09/2025**
DOM: **32**

Remarks & Directions

Remarks: **Showings Start Now!! Offers Presented In The Evening They're Received. HERE'S THE ONE YOU'VE BEEN WAITING FOR! Great 3 bedroom, 3 bathroom, 1,638 sqft, 2 storey character home, nestled in the heart of Old St Boniface, on a 50 x 118 lot, minutes away from all levels of schools, parks, Notre Dame Community Centre, shopping, restaurants, The Forks Market, Downtown + so much more. Some of the many features of this great home/property include a large/bright and inviting front foyer. French doors open to the dining room ready to entertain family and friends. Huge living room with tons of natural light and great views of the yard. Large eat-in kitchen with lots of counter and cabinet space. Main floor powder room included. Upper level consist of the primary bedroom with a double closet. Two more bedrooms and a gorgeous updated bathroom. The partially finished lower level has a recroom, bathroom, work shop area, laundry and lots of storage. The fully fenced yard offers a private deck, fire pit area, massive side yard and a detached double garage with extra parking off the paved lane. Some upgrades include shingles, boiler, some windows, flooring and paint throughout. Do not miss out. Call today!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: R2
Frnt Exp:		Fndtion:	Stone
Exterior:	Brick	Cnstrct:	Brick, Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Hot Water	H Fuel:	Natural gas
Gas:	Budget \$125.00/M	Hydro:	Budget \$80.00/M
Parking:	Double Detached, Garage door opener, Parking Pad; Encld: 2; Ttl: 3; Dim: 22.25x22.17		
Remodel:	Bathroom, Flooring, Other remarks, Roof Coverings		
Site Influ:	Fenced, Vegetable Garden, Paved Lane, Landscaped deck, Playground Nearby, Public Swimming Pool, Shopping Nearby, Public Transportation		
Features:	Deck, Hood Fan, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors		
Gds Incl:	Dishwasher, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove		
Gds Excl:	None		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Living Room	M	19.17X12.17		Dining Room	M	12.75X10		Eat-In Kitchen	M	14.83X10.42	
Primary Bedroom	U	20X10		Bedroom	U	10.42X9.42		Bedroom	U	9.5X9.42	
Recreation Room	L	18X12		Two Piece Bath	M			Two Piece Bath	L		
Three Piece Bath	U			Two Piece Bath	U						
	1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC
# Baths:	0	3	1	0	0	0	# Ensuite:	0	0	0	0

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Property Type

366 Dubuc Street , Winnipeg R2H 1G1

Nghbrhd: **Norwood**
Linc #: **006R080057000**

Type: **RD** Liv Area: **112.97 M2/1,216 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **1+1/2** Lot Front: **13.72 M/45 F**
Yr Built/Age: **1947/Older** Lot Dpth: **36.58 M/120 F**
New Const: **No** Lot Area:
RMA: **6** BDA: **3** TBD: **3** Baths: **F1/H0**
Legal: **Lot:2 Plan:29243**
Add Lgl: **available on survey**

Area: **2B** MLS® #: **202509164**
Schl Div: **Gross Tax: \$3,422.03**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,478.07** List Price: **\$399,900**
Imprv: **Spc Lvy:** Sell Price: **\$465,366**
Spc Lvy: **Payout:** Sell Date: **05/13/2025**
DOM: **8**

Remarks & Directions

Remarks: **Welcome to your new happy place in the heart of Norwood! This beautifully updated 3-bedroom, 1-bath home is steps away from walking trails, golf, parks, and the Seine River. Inside, enjoy an open-concept living/dining area with newer vinyl flooring and a stunning kitchen featuring quartz counters, stainless steel appliances, and heated tile floors. The main floor includes a spacious bedroom and updated 4-piece bath, while upstairs offers two more bright bedrooms. The finished lower level adds bonus space for a gym, movie nights, or home office. Outside is where this home truly shines—a massive, south-facing backyard with your very own sauna, firepit area, and space to relax, entertain, or let the kids and pets play. Detached garage and extra parking pad complete the exterior. Upgrades: newer windows, 200-amp electrical, newer shingles. Lovingly maintained and move-in ready—this home blends comfort, style, and an unbeatable location. The sellers have loved it here and are only moving due to a work relocation - call today to book your showing at this lovely home.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R2
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:	45' x 120'	Acres:			
Frnt Exp:		Survey:	Y/1994	Fndtn:	Concrete
Exterior:	Stucco	Cnstrct:			
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Tile, Vinyl	Sewer:	Municipal/Community		
Heating:	Hot Water	H Fuel:	Natural gas		
Gas:	Budget \$90.00/M	Hydro:	Budget \$80.00/M		
Oth Util:	As per MB Hydro				
Parking:	Single Detached, Garage door opener, Parking Pad; Encldsd: 1; Ttl: 3				
Remodel:	Basement, Bathroom, Kitchen, Other remarks, Windows				
Site Influ:	Fenced, Back Lane, Paved Street, Shopping Nearby, Public Transportation				
Features:	Main floor full bathroom, Sauna				
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 16.25X11	Dining Room	M 12.25X10	Kitchen	M 12X7.58
Bedroom	M 11.5X8	Primary Bedroom	U 12.33X18.42	Bedroom	U 11.42X11.5
Recreation Room	L 10.5X18.17	Gym	L 10.5X9	Four Piece Bath	M
# Baths:	1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0		

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Property Type

3 Triton Bay , Winnipeg R2M 2E8
 Nbrhd: **Pulberry**
 Linc #: **008R003615500**
 Type: **RD** Liv Area: **117.80 M2/1,268 SF**
 Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
 Style: **BNG** Lot Front: **.00 M/ F**
 Yr Built/Age: **1960/Older** Lot Dpth: **.00 M/ F**
 New Const: **No** Lot Area:
 RMA: **6** BDA: **3** TBD: **3** Baths: **F2/H0**

Area: 2C	MLS® #: 202504696
Schl Div: Winnipeg (WPG 1)	Gross Tax: \$4,275.87
Tax Yr: 24	Status: Sold
Ed Tax: \$1,841.02	List Price: \$424,900
Imprv: \$403.10	Sell Price: \$435,000
Spc Lvy:	Sell Date: 05/13/2025
Payout:	DOM: 7

Remarks & Directions

Remarks: **S/S May 6th. OTP on May 13th. You are going to love this beautiful 1,268 sf bungalow situated in the heart of St. Vital and steps from Pulberry Park. This home has a classic floor plan with a large L-shaped formal Living + Dining room combo with hardwood floors and large PVC windows. The kitchen has been updated with maple shaker style cabinetry, large island, white appliances, backsplash and sliding patio doors. There are 3 bedrooms on the main floor with the primary being spacious in size with big windows and lots of closet space. There is also a large 4-piece main floor bathroom. The basement if fully finished with a large rec-room, den, 3pc bath and lots of storage. Outside the yard has been meticulously landscaped with a large single car garage, gazebo and pond.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtn:	Concrete
Exterior:	Brick, Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Single Detached		
Remodel:	Kitchen, Windows		
Site Influ:	Fenced, No Back Lane, Paved Street, Public Swimming Pool, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central		
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	18.92	X13.17	Dining Room	M	13.17	X9.17	Kitchen	M	14.5	X11.83
Primary Bedroom	M	13.42	X9.83	Bedroom	M	11.42	X9.25	Bedroom	M	12.83	X8.83
Four Piece Bath	M			Recreation Room	B	24.58	X11.67	Office	B	12.58	X12.08
Den	B	8.75	X8.42	Three Piece Bath	B						
# Baths:	1PC	0	2PC	0	3PC	1	4PC	0	5PC	0	6PC
				# Ensuite:	1PC	0	2PC	0	3PC	0	4PC
											0

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Property Type

39 Hastings Boulevard , Winnipeg R2M 2E2

Nghbrhd: **Pulberry**
Linc #: **008R003328000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1927/**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **117.99 M2/1,270 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **67.97 M/223 F**
Lot Area:

TBD: **4** Baths: **F2/H0**Area: **2C**

Schl Div:
Gross Tax: **\$4,961.63**
Tax Yr: **2024**
Ed Tax:
Imprv: **\$347.50**
Spc Lvy:
Payout:

MLS® #: **202509326**
Status: **Sold**
List Price: **\$473,900**
Sell Price: **\$480,100**
Sell Date: **05/13/2025**
DOM: **13**

Remarks & Directions

Remarks: ****OPEN HOUSE SAT MAY 10th 2-4pm, OFFERS TUE MAY 13th** Don't miss this rare opportunity to own a tremendously updated home on an incredible 50' x 223' lot in the heart of St Vital! In 2010, this family home underwent a full transformation with a new foundation, large addition, and complete system upgrades—roof, windows, siding, electrical, plumbing, HVAC, and more. The basement features 9' ceilings and steel beam construction, offering exceptional durability and space. Inside, the functional layout includes massive bedrooms and a fully finished lower level—perfect for growing families or those needing extra room. Outside, enjoy the park-like yard with a mature Elm tree for shade and privacy. The insulated double garage is ideal for parking, storage, or a workspace. Located in a family-friendly neighbourhood close to schools, parks, shops, and transit. Nothing left to do but move in and enjoy. Opportunity knocks—answer the door at 39 Hastings Blvd!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: R1
Frnt Exp:		Survey:	Hectares:
Exterior:	Vinyl	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	Wood Frame
Flooring:	Wall-to-wall carpet, Vinyl	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Detached, Front & Rear Drive Access, Parking Pad		
Remodel:			
Site Influ:	Fenced, Back Lane, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Sump Pump		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	17.5X12.5		Eat-In Kitchen	M	27.25X9		Primary Bedroom	M	13.83X12.5		
Bedroom	M	10.25X9.25		Recreation Room	B	20X12.75		Bedroom	B	14.25X10.75		
Bedroom	B	20.58X10.83		Three Piece Bath	B			Laundry Room	B	12.25X10.75		
Four Piece Bath	M			Storage Room	B	7.83X7.33						
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC
# Baths:	0	0		1	1	0	0	# Ensuite:	0	0	0	0

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Property Type

15 Sandralin Bay , Winnipeg R2M 4X2

Nghbrhd: Bright Oaks
Linc #: 008R004396500

Type: RD Liv Area: 104.05 M2/1,120 SF
Use: Year-round Fin Bsmnt: .00 M2/ SF
Style: BNG Lot Front: 14.94 M/49 F
Yr Built/Age: 1975/Older Lot Dpth: .00 M/ F
New Const: No Lot Area: 890.10 M2/9,581 SF

RMA: 6 BDA: 3 TBD: 3 Baths: F2/H1

Area: 2C MLS® #: 202510020
Schl Div: Louis Riel (WPG 51)
Gross Tax: \$4,391.55
Tax Yr: 24 Status: Sold
Ed Tax: \$1,925.18 List Price: \$475,000
Imprv: \$341.75 Sell Price: \$515,000
Spc Lvy: Payout:
Sell Date: 05/10/2025
DOM: 4

Remarks & Directions

Remarks: Showings start Thursday May 8th, Open House Saturday May 10th 2-4pm. Offers welcomed anytime following the open house Saturday. This one checks every box - welcome to your dream bungalow in the heart of Bright Oaks! With an open concept style and 3 bedrooms on the main floor, this home blends thoughtful updates with unbeatable value. The kitchen shines with new cabinets, appliances, and a huge island for prep or gathering. There are three bathrooms, including a spa-like basement retreat with tiled shower and soaker tub and a 2-piece ensuite off the primary. The finished basement features a spacious rec room with a wood-burning fireplace—hello cozy movie nights! Major updates? Already done: shingles, furnace, AC, HWT, soffits, eaves, windows and garage pad + approach. Outside, the massive pie-shaped yard is a rare find—fully fenced with space to play, garden, or host the ultimate BBQ. All this on a quiet bay near great schools.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Stone	# FP:	1
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Tile, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Double Detached		
Remodel:	Bathroom, Exterior, Garage, Kitchen		
Site Influ:	Cul-De-Sac, Fenced, No Back Lane, Paved Street, Playground Nearby, Private Setting, Shopping Nearby		
Features:	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Monitored Alarm		
Gds Incl:	Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Storage Shed, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen					
Primary Bedroom	M	11.75X11	Bedroom	M	10.5X9	Bedroom	M	10.5X8.5					
Living Room	M	16X12.5	Dining Room	M	11X9	Kitchen	M	13.5X12.5					
Two Piece Bath	M		Four Piece Bath	B		Three Piece Bath	M						
	1PC	2PC	3PC	4PC	5PC	6PC							
# Baths:	0	1	1	0	0	0	# Ensuite:	0	0	0	0	0	0

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Property Type

378 Beliveau Road , Winnipeg R2M 1T4

Nghbrhd: **St Vital**
Linc #: **008R004208000**
Type: **SA**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **1975/**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **66.89 M2/720 SF**
Fin Bsmnt:
Lot Front:
Lot Dpth:
Lot Area:

TBD: **4** Baths: **F2/H0**

Area: **2D** MLS® #: **202509859**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$3,273.52**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$208.50** List Price: **\$299,900**
Imprv: **\$208.50** Sell Price: **\$344,000**
Spc Lvy: Sell Date: **05/13/2025**
Payout: DOM: **8**

Remarks & Directions

Remarks: **Showings start May 7th, Offers May 13th // Fantastic Opportunity in a Prime Location! This spacious 4 bedroom, 2 Full bathroom Bi-level side-by-side home offers exceptional value for first-time buyers or savvy investors. The home features beautiful maple hardwood flooring, a bright and inviting interior, and a functional eat-in kitchen. Enjoy the comfort of updated bathrooms and a fully finished lower level - perfect for extra living or entertaining space. Thoughtful upgrades include shingles (2021), PVC windows (2016), HE-furnace (2015), and brand new stove (2025). Plus, EV charger installed in 2024 adds modern convenience. The fully fenced yard with manicured front and back yards provides a private outdoor retreat. Located close to schools, shopping, recreation, and public transportation - this home checks all the boxes! CALL TODAY!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: RM
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	EV Charging Station, Front Drive Access, Paved Driveway		
Remodel:			
Site Influ:	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Ceiling Fan, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Smoke Detectors		
Gds Incl:	Blinds, Dishwasher, Dryer, Refrigerator, Stove, Washer		
Gds Excl:	Curtains in living room		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	11X16.2		Eat-In Kitchen	M	7.11X16.2		Primary Bedroom	M	10X11		
Bedroom	M	8X13.4		Bedroom	L	7.9X12.11		Bedroom	L	9.5X12.3		
Family Room	L	13.3X18.7		Four Piece Bath	M			Three Piece Bath	L			
# Baths:	1PC	2PC	3PC	4PC	5PC	6PC		# Ensuite:	1PC	2PC	3PC	4PC
	0	0	1	1	0	0			0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

78 Worthington Avenue , Winnipeg R2M 1R7

Nghbrhd: **St Vital**
Linc #: **008R003273000**
Type: **RD**
Use: **Year-round**
Style: **1+1/2**
Yr Built/Age: **1941/Older**
New Const: **No**
RMA: **4**
Legal:
Add Lgl:

Liv Area: **83.43 M2/898 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **16.15 M/53 F**
Lot Dpth: **65.23 M/214 F**
Lot Area:

TBD: **2** Baths: **F1/H0**

Area: **2D**
Schl Div:
Gross Tax: **\$3,226.11**
Tax Yr: **2024**
Ed Tax: **\$1,357.09**
Imprv: **\$371.33**
Spc Lvy:
Payout:

MLS® #: **202509936**
Status: **Sold**
List Price: **\$269,900**
Sell Price: **\$280,000**
Sell Date: **05/13/2025**
DOM: **7**

Remarks & Directions

Remarks: **S/S now. Open house Sat & Sun May 10 & 11 from 12-2pm. Offers presented Tuesday May 13 evening. CLICK ON MULTIMEDIA FOR VIDEO! Perfect starter home or investment property with tons of upgrades including: HE furnace & central air '22, 200 amp panel '20, electric hot water tank '22, windows '14, shingles '14 and sump pump. Cute and cozy open concept 2 bedroom home. Spacious loft style primary bedroom. Sliding door off living room to a huge backyard. Situated on 53 x 214 fenced lot with double garage. All appliances included. Quick possession available. Conveniently located by shopping, many restaurants, schools and all amenities. This home is move-in ready. Call for a private viewing!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Hectares:	
Exterior:	Stucco	Fndtn:	Concrete, Preserved Wood
Roof:	Shingle	Cnstrct:	
Flooring:	Laminate, Tile, Wood	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Detached, Front Drive Access	Hydro:	
Remodel:			
Site Influ:	Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump		
Gds Incl:	Dryer, Garage door opener, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>	Dimen	Room	<u>L</u>	Dimen	Room	<u>L</u>	Dimen
Living/Dining room	M	18.2X9.4	Bedroom	M	11.8X8.11	Kitchen	M	16.7X8
Four Piece Bath	M		Primary Bedroom	U	16.1X10.8	Den	B	11.1X10.5
Recreation Room	B	18.3X9.4						

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 0 3PC 4PC 5PC 6PC**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

16 St George Road , Winnipeg R2M 3H9

Nghbrhd: **St Vital**
Linc #: **008R001937500**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1945/**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **78.04 M2/840 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **15.24 M/50 F**
Lot Dpth: **35.66 M/117 F**
Lot Area:

TBD: **2** Baths: **F1/H0**

Area: **2D**
Schl Div: **Gross Tax: \$2,803.94**
Tax Yr: **2024**
Ed Tax: **\$1,167.73**
Imprv: **\$347.50**
Spc Lvy:
Payout:

MLS® #: **202509312**
Status: **Sold**
List Price: **\$239,900**
Sell Price: **\$280,000**
Sell Date: **05/12/2025**
DOM: **7**

Remarks & Directions

Remarks: **Showings start now. Offers presented May 12 in the evening. Discover this charming St. Vital bungalow, an ideal opportunity for first time buyers, downsizers, or investors seeking privacy with convenience. This cozy two bedroom home features a spacious Living room with picture window and hardwood flooring, step saver kitchen, four piece bathroom, versatile attic space, and a main floor layout that is practical and inviting. Central air conditioning for year round comfort, and mid efficient furnace. Enjoy the fenced yard with mature greenery, perfect for relaxing or gardening. Front and rear drive access, along with a double garage with 200 amp service, provides excellent parking, storage, or workspace options. Located just minutes from all amenities. Walk to Glenlawn Collegiate, St. George School, the YMCA, public library, community clubs, hockey rinks, parks, transit, shopping, and more. A well rounded home offering comfort, flexibility, and great value. Book your showing today.**

Dir/GPS:

General Information

Basement:	None	B Dev:	
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:	E	Fndtion:	Not known
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached, Front & Rear Drive Access		
Remodel:			
Site Influ:	Fenced, Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central		
Gds Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen			
Living Room	M	11.5X14.58		Dining Room	M	10.67X9.92		Eat-In Kitchen	M	14.17X8.25		
Primary Bedroom	M	11.08X10.25		Bedroom	M	10.83X9.67		Four Piece Bath	M	9.75X6.08		
Utility Room	M	8.25X8.58										
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC
# Baths:	0	0		0	1	0	0	# Ensuite:	0	0	0	0

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Property Type

113 Vivian Avenue , Winnipeg R2M 0E6

Nghbrhd: **St Vital**
Linc #: **008R021001600**
Type: **RD**
Use: **Year-round**
Style: **BLEVL**
Yr Built/Age: **2003/Older**
New Const: **No**
RMA: **5**
Legal:
Add Lgl:

Liv Area: **86.40 M²/930 SF**
Fin Bsmnt: **.00 M²/ SF**
Lot Front: **7.62 M/25 F**
Lot Dpth: **31.09 M/102 F**
Lot Area:

Area: **2D**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$3,692.44**
Tax Yr: **2024**
Ed Tax: **\$1,672.70**
Imprv: **\$173.75**
Spc Lvy:
Payout:

MLS® #: **202510023**
Status: **Sold**
List Price: **\$349,900**
Sell Price: **\$342,000**
Sell Date: **05/10/2025**
DOM: **2**

Remarks & Directions

Remarks: **Showings start now, offers as received & to be reviewed within 24 hours of receipt. Welcome to 113 Vivian, a home with wonderful potential tucked away in the lovely Glenwood neighbourhood. This newer built (2003) bi-level home has a perfect layout - open concept living, 2 bedrooms and a full bathroom on the main level, and a large recreation room with an additional bedroom & full bathroom on the lower level. The bi level style features huge windows in the basement, bringing in tons of natural light. This home feels solid and straight, and just requires some TLC to make it your own. The potential here is huge. This is a great opportunity for someone looking to add in their own sweat equity and to design your home just how you would like to! There is a single detached garage and space for a patio/yard in the back. The location is fantastic - close to public transportation, schools, parks, and shopping! Contact your Realtor today to get a private tour.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Single Detached		
Remodel:			
Site Influ:	Back Lane, Paved Street, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Main floor full bathroom, No Pet Home, No Smoking Home		
Gds Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Dining Room	M	8.42X6.75		Living Room	M	19X12		Kitchen	M	8.25X8	
Primary Bedroom	M	9.33X14		Three Piece Bath	M			Bedroom	M	9.33X14	
Recreation Room	L	17.83X15		Bedroom	L	8.75X12		Three Piece Bath	L		
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	0		2	0	0	0	# Ensuite:	0	0	0

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Property Type

368 Beliveau Road , Winnipeg R2M 1T4

Nghbrhd: **St Vital**
Linc #: **008R004207000**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1950/Older**
New Const: **No**
RMA: **0**
Legal: **Lot:18+19 Plan:1857**
Add Lgl:

Liv Area: **74.32 M2/800 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **24.38 M/80 F**
Lot Dpth: **30.48 M/100 F**
Lot Area: **743.22 M2/8,000 SF**

Area: **2D**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$3,300.13**
Tax Yr: **24**
Ed Tax:
Imprv: **\$556.00**
Spc Levy:
Payout:

Status: **Sold**
List Price: **\$364,900**
Sell Price: **\$343,500**
Sell Date: **05/06/2025**
DOM: **35**

Remarks & Directions

Remarks:
Dir/GPS:

St Annes Road to Beliveau west half a block

General Information

Basement:	Full	B Dev:	Unfinished	Zoning:
FP Type/Fuel:		# FP:		Hectares:
Lot Dim:	80x100	Shape:	Normal	
Frnt Exp:	N	Survey:		
Exterior:	Stucco, Vinyl	Fndtion:	Concrete	
Roof:	Shingle	Cnstrct:	Wood Frame	
Flooring:	See remarks	Water:	Municipal/Community	
Heating:	Forced Air	Sewer:	Municipal/Community	
Gas:		H Fuel:	Natural gas	
Parking:	Double Detached, Front Drive Access, Garage door opener, Heated, Insulated, Oversized Windows			
Remodel:				
Site Influ:	Fenced, No Back Lane, Park/reserve, Paved Street, Playground Nearby, Shopping Nearby, Subdividable Lot, Public Transportation			
Features:	Accessibility Access			
Gds Incl:				
Gds Excl:				
Rnt Eqp:	None;			

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Property Type

179 Imperial Avenue , Winnipeg R2M 0K9

Nghbrhd: **St Vital**
Linc #: **008R000686300**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1963/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **97.55 M2/1,050 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **12.19 M/40 F**
Lot Dpth: **31.09 M/102 F**
Lot Area:

TBD: **3** Baths: **F1/H1**

Area: **2D** MLS® #: **202509148**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$3,774.56**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,662.18** List Price: **\$369,900**
Imprv: **\$278.00** Sell Price: **\$370,000**
Spc Lvy:
Payout:
DOM: **7**

Remarks & Directions

Remarks: **Showings Start Now, Offers presented Monday May 12. A fantastic opportunity in family-friendly St. Vital! This solid and well-kept 3-bedroom bungalow offers comfort, functionality, and flexibility in a prime location—close to schools, walking trails, golf courses and more. The main floor features hardwood floors and a bright and welcoming living room. The eat-in kitchen features enough space to cook and gather. Three comfortable bedrooms and a 4-piece bathroom complete the main level. A finished basement expands your living space with a generous recreation room, a 2-piece bath, and a separate flex room—perfect for a home office, workout space, or guest room, this layout offers excellent versatility. Outside, enjoy the peace of mind of an upgraded roof (shingles and 4 new vents installed in April 2025) and you are sure to love the private deck and fenced backyard—ideal for summer BBQs. A rear parking pad could accommodate future garage. Just steps away from Egerton Road, grab your runners, walking shoes or bike and make your way to this Imperial find! Call your trusted Realtor to view.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Fnction:	Concrete		
Exterior:	Stone, Stucco, Wood Siding	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Parking Pad, Plug-In, Rear Drive Access				
Remodel:	Roof Coverings				
Site Influ:	Fenced, Golf Nearby, Back Lane, Private Yard, Shopping Nearby				
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom				
Gds Incl:	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen				
Kitchen	M	11.42	X	10.92	Living Room	M	20.25	X	11.58	Four Piece Bath	M		
Primary Bedroom	M	11.42	X	10.25	Bedroom	M	10X9.08	Bedroom	M	10X8.33			
Family Room	L	23.5X22.67		Other	L	11.67	X	11.58	Utility Room	L	17.33	X	11.25
Two Piece Bath	L			Dining Room	M	11.42	X	8.75					
	1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC	5PC	6PC
# Baths:	0	1	0	1	0	0	# Ensuite:	0	0	0	0	0	0

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Property Type

518 Novavista Drive , Winnipeg R2N 2L5

Nghbrhd: Meadowood
 Linc #: 008R005435900
 Type: RD Liv Area: 84.17 M²/906 SF
 Use: Year-round Fin Bsmnt: .00 M²/ SF
 Style: BLEVL Lot Front: 9.75 M/32 F
 Yr Built/Age: 1988/Older Lot Dpth: 32.92 M/108 F
 New Const: No Lot Area:
 RMA: 5 BDA: 2 TBD: 3 Baths: F2/H0

Area: 2E MLS® #: 202509852
 Schl Div: Louis Riel (WPG 51)
 Gross Tax: \$3,829.61
 Tax Yr: 24 Status: Sold
 Ed Tax: \$1,714.78 List Price: \$399,900
 Imprv: \$222.40 Sell Price: \$470,000
 Spc Lvy: Sell Date: 05/13/2025
 Payout: DOM: 8

Remarks & Directions

Remarks: SS May 8th, Open House May 11th 1:00-2:30, Offers May 13th eve. Welcome home to this 906 sq ft, 3 bed, 2 bath bi-level, perfectly located backing onto a school and park in the heart of Meadowood. This home has been meticulously upgraded throughout and is the definition of move in ready. As you enter you're greeted by a large landing area that leads you up into the open concept living/dining area with large windows bathing the main level in natural light. The kitchen includes all appliances, plenty of cabinets and storage and patio doors that lead out onto the rear deck. The main level is completed by the primary bedroom with large closets, 2nd bedroom, and 4 piece family washroom. The lower level is home to the massive recroom perfect for any buyers needs, 3rd bedroom, laundry/storage room, and additional 4 piece washroom. The back yard has been completely upgraded with new grading, stone patio, parking pad, and single detached garage. Recent upgrades include HWT 2025, landscaped back yard 2024, bathroom refresh 2023, hood fan 2022, fridge and stove 2024, and so much more. This home has it all and will not last long, so book your viewing today before it's gone.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	
FP Type/Fuel:	Other - See remarks/Electric	# FP:	1	Zoning: R1
Lot Dim:		Acres:		Hectares:
Frnt Exp:	N	Shape:		
Exterior:	Brick & Siding	Survey:		
Roof:	Shingle			
Flooring:	Wall-to-wall carpet, Laminate			
Heating:	Forced Air			
Gas:				
Parking:	Single Detached, Parking Pad; Enclsd: 1; Ttl: 2; Dim: 22 x 14			
Remodel:				
Site Influ:	Fenced, Paved Lane, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation			
Features:	Air Conditioning-Central			
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, TV Wall Mount, Washer, Window Coverings			
Gds Excl:	basement fridge			
Rnt Eqp:	None;			

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13X11	Dining Room	M	8X11	Kitchen	M	10.5X10.5
Primary Bedroom	M	13.5X12.5	Bedroom	M	11X8.5	Four Piece Bath	M	
Recreation Room	L	31X10	Bedroom	L	12.5X12.5	Four Piece Bath	L	
# Baths:	1PC	0	2PC	0	3PC	4PC	5PC	6PC
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	0	0

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Property Type

816 Aldgate Road , Winnipeg R2N 4P3

Nghbrhd: **River Park South**
Linc #: **008R021015700**

Type: **RD** Liv Area: **120.50 M2/1,297 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **BNG** Lot Front: **.00 M/ F**
Yr Built/Age: **2005/Older** Lot Dpth: **.00 M/ F**
New Const: **No** Lot Area:

RMA: **6** BDA: **3** TBD: **3** Baths: **F2/H0**

Area: **2F** Schl Div: Gross Tax: **\$4,645.23**
Tax Yr: **2024** Ed Tax: **\$2,077.72** Status: **Sold**
Imprv: **\$274.53** Spc Lvy: List Price: **\$519,900**
Spc Lvy: Payout: Sell Price: **\$550,000**
DOM: **9** Sell Date: **05/15/2025**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **S/S Fri, May 9, Offers Thurs, May 15!! Stunning 3-Bedroom Bungalow with Modern Upgrades & Tranquil Backyard Retreat! Welcome to this beautifully remodeled 3 bdrm, 3 bath bungalow. The heart of the home is the kitchen, remodeled in 2018, featuring sleek granite countertops, a spacious 2-tier island, and patio door to deck. Vinyl plank flooring (2018) flows seamlessly throughout, adding durability and style. The primary bedroom complete with an en-suite and a walk-in closet featuring closet organizers and upper access doors for extra storage. Step outside to your backyard oasis, designed for relaxation and entertaining. Enjoy the deck with a pull-out awning, a patio area, a hot tub nestled in a gazebo with privacy screen, some trees for extra privacy. Exterior also features stamped concrete leading from side of garage to back yard. Extra high 8ft height garage door. Fridge, stove, dishwasher, dbl washer, dbl dryer, wine fridge, c-air, sump pump, rough-in for c-vac included. Gas line for bbq. Nice location in desirable River Park South!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished, Insulated
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: R1
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl Plank	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached, Front Drive Access; Encld: 2		
Remodel:	Flooring, Kitchen, Other remarks		
Site Influ:	Fenced, Paved Street, Playground Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Hot Tub, Main floor full bathroom, Sump Pump		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer		
Gds Excl:	Fireplace in living room		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen				
Living Room	M	11.75X13.58	Dining Room	M	7.25X13.33	Eat-In Kitchen	M	12.33X16.25				
Primary Bedroom	M	11.92X15.92	Bedroom	M	9.67X10	Bedroom	M	8.5X9.83				
Four Piece Bath	M		3 Piece En Bath	M								
# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
	0	0	0	1	0	0	0	0	1	0	0	0
	# Ensuite: <u>1PC</u> <u>2PC</u> <u>3PC</u> <u>4PC</u> <u>5PC</u> <u>6PC</u>											

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Property Type

7 Islington Court , Winnipeg R2N 0G9	Area: 2F	MLS® #: 202509991
Nghbrhd: River Park South	Schl Div: Louis Riel (WPG 51)	
Linc #: 008R081214970	Gross Tax: \$5,204.78	
Type: RD	Tax Yr: 2024	Status: Sold
Use: Year-round	Ed Tax: \$2,335.46	List Price: \$529,900
Style: BNG	Imprv: \$291.90	Sell Price: \$572,000
Yr Built/Age: 2013/Older	Spc Lvy:	Sell Date: 05/14/2025
New Const: No	Payout:	DOM: 8
RMA: 6	BDA: 3	
Legal: TBD: 3	Baths: F2/H0	

Remarks & Directions

Remarks: **Showings Start Wednesday, May 7th 2025. Offer Date: Wednesday, May 14th 2025 @6:00PM. Open House Saturday May 10th 1-3PM & Sunday May 11th 2-4PM.** Welcome to 7 Islington Court, a stunning bungalow nestled on a quiet cul-de-sac in River Park South. This meticulously crafted A&S Homes build offers 1,432 sq. ft. of living space, featuring 3 spacious bedrooms and 2 full bathrooms. The inviting foyer leads to an open-concept layout with 9-foot ceilings and pot lights throughout. The great room boasts a cozy gas fireplace and entertainment unit, perfect for relaxing or entertaining guests. The eat-in kitchen is equipped with stainless steel appliances and flows seamlessly into the dining area. The master suite includes a walk-in closet and a luxurious 4-piece ensuite with a full dome shower tub. The expansive basement is ready for your personal touch, featuring a steel beam and plumbing for a future bathroom. Outside, enjoy a massive, fully landscaped, and fenced yard with a patio, ideal for outdoor gatherings. With an attached garage and close proximity to schools, parks, and shopping, this home offers both comfort and convenience.

Dir/GPS:

General Information

Basement: Full	B Dev: Insulated, Unfinished	
FP Type/Fuel: Tile Facing/Gas	# FP: 1	Zoning: R1
Lot Dim:	Acres: 	Hectares:
Frnt Exp:	Shape: Normal	
Exterior: Stucco	Survey: 	
Roof: Shingle		
Flooring: Wall-to-wall carpet, Vinyl		
Heating: Forced Air		
Gas:		
Parking: Double Attached; Encldsd: 2; Dim: 22x20		
Remodel:		
Site Influ:		
Features: Cul-De-Sac, Fenced, Landscape, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation, Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump		
Gds Incl: Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, TV Wall Mount, Washer		
Gds Excl: None		
Rnt Eqp: None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Great Room	M 19.6X13.4	Primary Bedroom	M 16.5X14.2	Dining Room	M 9.3X12.6
Bedroom	M 10.9X11.3	Four Piece Bath	M	Eat-In Kitchen	M 9.6X20.3
Bedroom	M 10.9X10.9	Four Piece Bath	M		
# Baths:	1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0		

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Property Type

20 Sonora Crescent , Winnipeg R2N 1B3

Nghbrhd: **South Glen**
Linc #: **8959000050346**
Type: **MH**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1997/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **112.97 M2/1,216 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front:
Lot Dpth:
Lot Area:

TBD: **3** Baths: **F1/H1**

Area: **2F**
Schl Div:
Gross Tax: **\$0.00**
Tax Yr: **2024**
Ed Tax:
Imprv: **\$0.00**
Spc Lvy:
Payout:

Status: **Sold**
List Price: **\$249,900**
Sell Price: **\$249,000**
Sell Date: **05/13/2025**
DOM: **3**

Remarks & Directions

Remarks: **OTP May 13 @ 5:00pm. Purchaser to seek lease approval by management. Lot fees are \$623.00 per month. Welcome to your new home located in Southglen Mobile Home Community. This charming 1216 Sq. Ft. 3-bedroom, 2-bathroom mobile home comes with a detached garage. It has a sunroom that is inviting for 3 Seasons. This Homes offers a new Family a comfortable and modern living experience. It features a bright and Modern white country style kitchen with flo-form counter tops and ample cabinets. There is a spacious living room, a large primary bedroom with walk-in closet & 3 piece en-suite bath, 2 additional ample size bedrooms, 4 piece main bathroom and laundry area. Fully fenced yard features a rear deck for morning coffee and a shed for extra storage. This meticulously maintained property is perfect for those seeking a blend of modern amenities and cozy living. Close to shopping & transit. Don't miss out on the opportunity to make this lovely home yours! Schedule a visit today!**

Dir/GPS:

General Information

Basement:	None	B Dev:	
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	See remarks
Exterior:	Other-Remarks, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Single Detached, Front Drive Access, Garage door opener, Insulated; Dim: 23.3' x 13.5		
Remodel:			
Site Influ:	Fenced, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Ceiling Fan, Deck, Hood Fan, Main floor full bathroom, No Smoking Home, Smoke Detectors		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:	Alarm to remain Monitoring not to remain		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 14X14.5	Eat-In Kitchen	M 14.5X12.3	Primary Bedroom	M 14.5X11.6
Bedroom	M 8.2X12.1	Bedroom	M 8.5X10.6	Laundry Room	M 8.1X7.3
Sunroom	M 9.8X9.1	Four Piece Bath	M	2 Piece En Bath	M
# Baths:	1PC 0 2PC 0 3PC 4PC 5PC 6PC	# Ensuite:	1PC 0 2PC 1 3PC 0 4PC 0 5PC 0 6PC 0		

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

820 Aldgate Road , Winnipeg R2N 4P3
 Nghbrhd: **River Park South**
 Linc #: **008R021015800**
 Type: **RD** Liv Area: **144.93 M2/1,560 SF**
 Use: **Year-round** Fin Bsmnt: **111.48 M2/1,200 SF**
 Style: **CBOVR** Lot Front: **.00 M/ F**
 Yr Built/Age: **2005/Older** Lot Dpth: **.00 M/ F**
 New Const: **No** Lot Area:
 RMA: **6** BDA: **3** TBD: **4** Baths: **F3/H0**
 Legal:
 Add Lgl: **title# 2103626**

Area: **2F** MLS® #: **202509297**
 Schl Div: **Louis Riel (WPG 51)**
 Gross Tax: **\$5,284.16**
 Tax Yr: **24** Status: **Sold**
 Ed Tax: **\$2,388.06** List Price: **\$488,900**
 Imprv: **\$260.63** Sell Price: **\$560,000**
 Spc Levy:
 Payout:
 Sell Date: **05/14/2025**
 DOM: **8**

Remarks & Directions

Remarks: **Showings start May 9 OTP May 14 (after 12 noon) "Eagle 4 the Win" Welcome to this stunning 3+1 bedroom cabover in beautiful River Park South! This cabover offers a super spacious primary, vaulted ceilings and open layout. In addition it boasts a fully finished basement with a games room, extra bedroom, and a full 4-piece bath. The front drive leads to a double attached garage and the property is situated on a fenced pie-shaped lot. River Park South is a highly sought-after community, known for its excellent schools, and shopping. The neighborhood offers a range of amenities, including parks, playgrounds, lakes, trails and more! Call now for a list of updates or to arrange to view!**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:	F36 S110 R42	Acres:	
Frnt Exp:	NW	Fnction:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Budget \$135.00/M	Hydro:	Budget \$120.00/M
Parking:	Double Attached, Front Drive Access, Garage door opener, Paved Driveway; Encldsd: 2		
Remodel:	Roof Coverings		
Site Influ:	Fenced, Landscaped deck, No Back Lane, Paved Street, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, Sump Pump, Vacuum roughed-in		
Gds Incl:	Alarm system, Dishwasher, Dryer, Garage door opener, Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:	FP is decorative (not used 20 years)		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	17X13.5		Dining Room	M	11.5X10.5		Kitchen	M	14.5X12.5	
Primary Bedroom	U	15.4X13.6		Bedroom	M	14X9		Bedroom	M	12X9	
Recreation Room	L	22X17		Bedroom	L	14X10		Laundry Room	L	9X7	
Four Piece Bath	M			3 Piece En Bath	U			Four Piece Bath	L		
# Baths: 1PC 0 2PC 0 3PC 4PC 5PC 6PC				# Ensuite: 1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0							

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Property Type

43 Estabrook Cove , Winnipeg R2N 4L1

Nghbrhd: **River Park South**
 Linc #: **008R006064900**
 Type: **RD**
 Use: **Year-round**
 Style: **BLEVL**
 Yr Built/Age: **2000/Older**
 New Const: **No**
 RMA: **7**
 Legal:
 Add Lgl: **LBP 11 2 38308 136/137 ST N**

Area: **2F** MLS® #: **1917344**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$5,088.52**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$2,288.12** List Price: **\$525,000**
 Imprv:
 Spc Lvy:
 Payout:

Sell Price: **\$552,500**
 Sell Date: **05/14/2025**
 DOM: **18**

Liv Area: **116.96 M2/1,259 SF**
 Fin Bsmnt:
 Lot Front: **7.32 M/24 F**
 Lot Dpth:
 Lot Area:

Remarks & Directions

Remarks: Showings start April 28th. Offers accepted May 7th. This well maintained, custom-built Bi-Level Home is located on a quiet cul-de-sac in the much sought-after neighborhood of River Park South. 1,259ft with 4 Bedrooms, 2 Bathrooms and a Double-Attached Garage. Step inside to a spacious entryway with 14ft ceilings. Head up into the open-concept living & dining space with vaulted ceilings, making the rooms feel bright and airy. The Eat-In Kitchen boasts a large Island, beautiful tile backsplash, plenty of cabinetry and counter space, an eat-in island, walk-in Pantry and garden doors out to the screened in sunroom. Low maintenance laminate flooring throughout the main level. The Primary suite has his & hers closets and a 4pc Bathroom with gorgeous marble countertops & jetted-tub. 2 more good sized Bedrooms are just down the hall, along with another lovely 4pc Bath. Head down to the Lower level where you have a spacious Rec-Room, a 4th Bedroom or Home Office, a 3rd 4pc Bathroom and a Laundry room with tons of storage space. Enjoy the fenced-in backyard where you can BBQ and entertain outside, soak in the hot-tub, or relax in the screened-in sunroom away from the bugs. 2-Car Det. Garage. Shingles: 2017.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:
FP Type/Fuel:		# FP:		Hectares:
Lot Dim:	24.8x111.49x83.91x141.17	Shape:		
Frnt Exp:	N	Survey:	Y/2000	
Exterior:	Brick, Stucco	Fndtion:	Concrete	
Roof:	Shingle	Cnstrct:	Wood Frame	
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Water:	Municipal/Community	
Heating:	Forced Air	Sewer:	Municipal/Community	
Gas:	Actual \$52.00/M	H Fuel:	Natural gas	
Oth Utl:	Actual \$140.00/M	Hydro:	Water \$935.00/Y	
Parking:	Double Attached; Enclsd: 2; Ttl: 4; Dim: 20x20			
Remodel:	Flooring			
Site Influ:	Cul-De-Sac, Fenced, Flat Site, No Back Lane, Private Yard			
Features:	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Sunroom			
Gds Incl:	Alarm system, Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Storage Shed, Stove, TV Wall Mount, Vacuum built-in, Washer, Window Coverings			
Gds Excl:	None			
Rnt Eqp:	None;			

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 10.6X12.6	Dining Room	M 10.6X9	Eat-In Kitchen	M 17.2X12.4
Primary Bedroom	M 12X11.9	4 Piece En Bath	M	Bedroom	M 11.3X9.8
Bedroom	M 9.11X9.8	Four Piece Bath	M	Recreation Room	L 35.9X23.5
Bedroom	L 15.42X10.39	Four Piece Bath	L	Laundry Room	L 15.03X9.31
Sunroom	M 11.35X9.51				
# Baths:	1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0		

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Property Type

139 Nutley Circle , Winnipeg R2N 1S2
 Nghbrhd: **River Park South**
 Linc #: **008R007708500**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1983/Older**
 New Const: **No**
 RMA: **6** BDA: **3**
 Legal: **Lot:2 Plan:17109**
 Add Lgl:

Area: **2F** MLS® #: **202509868**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$4,528.00**
 Tax Yr: **2024** Status: **Sold**
 Ed Tax: **\$2,004.08** List Price: **\$474,900**
 Imprv: **\$312.00** Sell Price: **\$556,139**
 Spc Lvy:
 Payout:
 Sell Date: **05/12/2025**
 DOM: **6**

Remarks & Directions

Remarks: **OTP Mon May 12 eve. Welcome to 139 Nutley Circle, a lovingly maintained 1,300 sq ft bungalow nestled on a quiet, tree-lined street in the heart of River Park South—one of Winnipeg's most desirable family-friendly communities. Proudly owned and thoughtfully updated by its original owners, this home offers the perfect blend of comfort, functionality, and style. The bright, open-concept layout is super functional and ideal for modern living. Enjoy seamless flow from the spacious living and dining areas into a beautifully designed kitchen—perfect for everyday life and effortless entertaining. Step outside to your private backyard oasis, perfect for summer BBQs, gardening, or relaxing under the stars. Whether you're hosting family or enjoying a quiet evening, this space is ready to make memories. Top-rated schools just minutes away. Walking trails, parks & playgrounds around the corner. Friendly neighbours and a strong sense of community. Whether you're a first-time buyer, a growing family, or looking to downsize in style, this move-in-ready gem offers the lifestyle you've been waiting for. Furnace (17), Shingles (16), Concrete driveway/garage pad/patio (21).**

Dir/GPS: **Map is accurate**

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:	Brick Facing/Wood	# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:	E	Survey:			
Exterior:	Brick, Stucco	Fndtion:	Concrete		
Roof:	Shingle	Cnstrct:	Wood Frame		
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Water:	Municipal/Community		
Heating:	Forced Air	Sewer:	Municipal/Community		
Gas:		H Fuel:	Natural gas		
Parking:	Single Attached; Enclsd: 1; Ttl: 3				
Remodel:	Bathroom, Furnace, Garage, Kitchen, Windows				
Site Influ:	Fenced, Landscape, Playground Nearby, Shopping Nearby, Public Transportation				
Features:	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, No Pet Home, No Smoking Home				
Gds Incl:	Dishwasher, Dryer, Freezer, Garage door opener, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 18.5X10.92	Dining Room	M 13.5X8.75	Kitchen	M 16.75X8.92
Four Piece Bath	M	Primary Bedroom	M 14.5X11.83	2 Piece En Bath	M
Bedroom	M 11.83X9.75	Bedroom	M 11.83X9.75	Recreation Room	B 25.75X13.58
Other	B 26.17X12.67	Den	B 13.33X8.75	Four Piece Bath	B
Storage Room	B 18.33X12.58				

Baths: **1PC 0 2PC 0 3PC 4PC 5PC 6PC** # Ensuite: **1PC 0 2PC 1 3PC 0 4PC 0 5PC 0 6PC 0**

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

6 Brixton Bay , Winnipeg R2N 2P8
Nghbrhd: **River Park South**
Linc #: **008R007910200**
Type: **RD**
Use: **Year-round**
Style: **BLEV'L**
Yr Built/Age: **1985/Older**
New Const: **No**
RMA: **4** BDA: **2**
Legal:
Add Lql:

Area: 2F **MLS® #:** 202509855
Schl Div:
Gross Tax: \$4,317.13
Tax Yr: 24 **Status:** Sold
Ed Tax: \$1,883.10 **List Price:** \$399,900
Imprv: \$355.84 **Sell Price:** \$410,000
Spc Lvy: **Sell Date:** 05/12/2025
Payout: **DOM:** 7

Remarks & Directions

Remarks: SS now. Open House on May 10 & 11 from 2-4PM. Offers reviewed the evening of May 12. Welcome to 6 Brixton Bay, nestled in the highly desirable River Park South Community. This well-rounded home has something for everyone. From its attractive curb appeal to Spacious front yard, you're welcomed by a double driveway leading to a large detached garage. Step inside to find a bright main level featuring a generous living room, two well sized bedrooms, a 4-piece bathroom , and an eat-in kitchen with ample cabinetry, appliances and a pantry. A patio door off the kitchen opens to a tiered deck and fully fenced yard-perfect for outdoor enjoyment. The Lower Level is bathed in natural light and offers a cozy rec room with a gas fireplace, a third bedroom, a 3-piece bath, laundry room and ample storage space. This home is conveniently located near schools, public transportation, and parks - everything you need is just minutes away. A must-see property - schedule your private showing today

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	
FP Type/Fuel:	Stone	# FP:		Zoning:
Lot Dim:		Acres:		Hectares:
Frnt Exp:		Survey:		R1
Exterior:	Stucco, Wood Siding	Fndtion:	Concrete	
Roof:	Shingle	Cnstrct:		
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Water:	Municipal/Community	
Heating:	Forced Air	Sewer:	Municipal/Community	
Gas:		H Fuel:	Natural gas	
Parking:	Double Detached	Hydro:		
Remodel:				
Site Influ:	Fenced, Playground Nearby, Public Transportation			
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Vacuum roughed-in			
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer			
Gds Excl:				
Rnt Eqp:	None;			

Approximate Room Dimensions

<u>Room</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>L</u>	<u>Dimen</u>	<u>Room</u>	<u>L</u>	<u>Dimen</u>					
Living Room	M	13X12.42	Eat-In Kitchen	M	13.5X12.42	Bedroom	M	12.5X12.25					
Bedroom	M	11.33X10.5	Four Piece Bath	M		Recreation Room	L	13X25					
Three Piece Bath	L		Bedroom	L	10.5X13.08								
<hr/>													
# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuites:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
	0	0	1	1	0	0		0	0	0	0	0	0

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Property Type

127 Seaside Drive , Winnipeg R2J 3V1
Nghbrhd: Waterside Estates
Linc #: 006R093451400
Type: RD
Use: Year-round
Style: TWO
Yr Built/Age: 2013/Older
New Const: No
RMA: 7
Legal:
Add Lgl:

Liv Area: 141.86 M2/1,527 SF Fin Bsmnt: .00 M2/ SF Lot Front: .00 M/ F Lot Dpth: .00 M/ F Lot Area:	Tax Yr: 2024 Ed Tax: \$2,344.50 Imprv: \$278.00 Spc Levy: Payout:	MLS® #: 202507163 Schl Div: Winnipeg (WPG 1) Gross Tax: \$5,102.36 Status: Sold List Price: \$577,500 Sell Price: \$572,500 Sell Date: 05/12/2025 DOM: 29
BDA: 3	TBD: 4	Baths: F3/H1

Remarks & Directions

Remarks: Offers as Received Welcome home to the quiet and relaxing neighbourhood of Waterside estates where you will find this gorgeous 1527 sqft 2 Story house that features it all! First step inside to your spacious foyer which perfectly flows right into the bright living room. The large east facing windows deliver amazing natural light that shines right into the shared dining and kitchen area that features stainless steel appliances, extra island seating & walk in pantry. Head upstairs where you'll find your large primary w/ walk in closet & 3 piece en suite. 2 more good size rooms and a 4 piece bath finish things off before heading downstairs. The fully finished basement provides plenty of space for multiple uses along with an extra bedroom and 3 piece bath nearby. The timing is perfect for you to move in and enjoy long summer days out with your 2 tier deck, large yard and great privacy from the east! A wonderful area awaits you with multiple green spaces, a playground close by, all the major amenities just minutes away, and especially the sought after feeling of home sweet home!

Dir/GPS:

General Information

Basement: Full FP Type/Fuel: Direct vent, Insert, Tile Facing/Gas Lot Dim: Frnt Exp: W Exterior: Brick & Siding Roof: Shingle Flooring: Wall-to-wall carpet, Laminate, Vinyl Heating: Forced Air Gas: Parking: Double Attached; Encld: 2; Ttl: 4; Dim: 20x22 Remodel: Site Influ: Features: Fenced, Golf Nearby, Landscape, No Back Lane, Playground Nearby, Shopping Nearby, View Ceiling Fan, Deck, High-Efficiency Furnace, Main floor full bathroom, Monitored Alarm, No Smoking Home, Patio, Smoke Detectors, Sump Pump Gds Incl: Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer, Window Coverings Gds Excl: Rnt Eqp: None;	B Dev: Fully Finished # FP: 1 Shape: Survey: Fnctn: Concrete Cnstrct: Water: Municipal/Community Sewer: Municipal/Community H Fuel: Natural gas Hydro:	Zoning: R1 Hectares:
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Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Two Piece Bath	M 5X4.92	Living Room	M 15.3X14.08	Dining Room	M 11.3X9.75
Kitchen	M 14.9X11.17	Primary Bedroom	U 17.5X12.17	4 Piece En Bath	U 9.1X4.08
Four Piece Bath	U 8.1X4.08	Bedroom	U 11X8.75	Bedroom	U 11.5X9
Recreation Room	B 17.11X14.08	Bedroom	B 11X10.58	Three Piece Bath	B 6.8X4.08
Laundry Room	U 5.8X4.08				

Baths: 1PC 2PC 3PC 4PC 5PC 6PC # Ensuite: 1PC 2PC 3PC 4PC 5PC 6PC

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Property Type

12 Nipigon Road , Winnipeg R2J 1Y6	Area: 2G	MLS® #: 202510090
Nghbrhd: Windsor Park	Schl Div:	
Linc #: 006R043612000	Gross Tax: \$4,112.40	
Type: RD	Tax Yr: 24	Status: Sold
Use: Year-round	Fin Bsmnt: .00 M2/ SF	List Price: \$399,999
Style: BNG	Lot Front: 15.24 M/50 F	Sell Price: \$500,000
Yr Built/Age: 1964/Older	Lot Dpth: 38.71 M/127 F	Sell Date: 05/14/2025
New Const: No	Lot Area:	Payout:
RMA: 6	TBD: 3	DOM: 6
Legal:	BDA: 3	
Add Lgl:		

Remarks & Directions

Remarks: **S/S Thursday May 8..4pm, offers Wed May 14 eve. You are going to love this completely renovated 1120 sf bungalow. Open concept main floor boasts hardwood floors in spacious living room with cool feature wall open to dining room with fabulous bar area adjacent to a bright and cheery chefs kitchen with newer cabinetry, pot drawers, an expansive built-in buffet for lots of storage, quartz counters and stainless steel appliances. Check out the 3 bedrooms on main also with hardwoods throughout, primary bedrm with 2 dbl closets. Newer 4pc main bath is sure to delight you. Pop down into the finished basement to see the games and rec room with wet bar and built-in nook for glasses. Awesome retro 3pc 2nd bath, pantry, laundry/utility and tons of storage. You will laugh & love the built-in doggie hideaway under the stairs. Step out the back door onto the deck to see the huge fenced yard including fabulous stone patio privately tucked away on the side with pergola. Rebuilt oversized insulated and boarded double garage on nwr concrete grade beam with extra trailer or motorcycle access gate on pad. Almost \$100,000 in updates ask for list or see supplements. There is not a better house for sale in this price range.**

Dir/GPS:

General Information

Basement: Full	B Dev: Fully Finished	Zoning:
FP Type/Fuel:	# FP:	Hectares:
Lot Dim:	Acres:	
Frnt Exp: NW	Shape: Irregular	
Exterior: Brick, Stucco	Survey:	
Roof: Shingle	Fndtion: Concrete	
Flooring: Vinyl, Wood	Cnstrct: Wood Frame	
Heating: Forced Air	Water: Municipal/Community	
Gas:	Sewer: Municipal/Community	
Parking: Double Detached, Garage door opener, Insulated, Oversized, Parking Pad, 240 Volt Wiring; Dim: 28 x 24	H Fuel: Natural gas	
Remodel:	Hydro:	
Site Influ: Basement, Bathroom, Flooring, Garage, Kitchen, Windows		
Features: Fenced, Paved Lane, Landscape, Landscaped deck, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation		
Gds Incl: Air Conditioning-Central, Bar wet, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, Monitored Alarm, No Smoking Home, Patio, Vacuum roughed-in		
Gds Excl: Alarm system, Dishwasher, Dryer, Freezer, Fridges - Two, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Rnt Eqp: Wine Fridge, TV's, Child Br's Cabinetry, cameras		
None;		

Approximate Room Dimensions

Room	M	L	Dimen	Room	M	L	Dimen	Room	M	L	Dimen
Living Room	M	16X12		Dining Room	M	9.33X9		Kitchen	M	13X13.5	
Primary Bedroom	M	11.83X13		Bedroom	M	10.58X8.42		Bedroom	M	9.5X9	
Recreation Room	B	25X15		Game Room	B	17X11		Laundry Room	B	12X8	
Cold Room	B	5X4		Four Piece Bath	M			Three Piece Bath	B		
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	0		1	1	0	0	# Ensuite:	0	0	0

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Property Type

3 Pembroke Road , Winnipeg R2J 1T1

Nghbrhd: **Windsor Park**
Linc #: **006R044270000**

Type: **RD** Liv Area: **100.34 M2/1,080 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **BLEVL** Lot Front: **16.76 M/55 F**
Yr Built/Age: **1962/Older** Lot Dpth: **32.00 M/105 F**
New Const: **No** Lot Area:
RMA: **6** BDA: **3** TBD: **5** Baths: **F2/H0**

Area: **2G** Schl Div:
Gross Tax: **\$4,022.66**
Tax Yr: **24** Ed Tax: **\$1,730.56**
Imprv: **\$832.25**
Spc Lvy:
Payout:

Status: **Sold** List Price: **\$389,900**
Sell Price: **\$471,000**
Sell Date: **05/12/2025**
DOM: **7**

Remarks & Directions

Remarks: Showings start May 8, with any offers presented May 12, after 5 pm. This exquisitely renovated bi-level home is sure to meet every item on your wish list. Abundant natural light fills the space, creating an ideal environment for entertaining with a seamless flow from front to back and direct access to the deck and yard. The gorgeous modern kitchen boasts a fantastic eat-in breakfast bar, updated appliances, and an impressive amount of storage. Recent enhancements include beautifully restored hardwood floors, newly updated windows, shingles, a high-efficiency furnace, as well as newer patio and front exterior doors, main bathroom, and flooring. The lower level is bathed in natural light and features a spacious recreation room, two generous bedrooms, and a full bath. The fenced yard offers plenty of play space for children, pets, and adults alike. Be sure to check the details magazine for a complete list of updates. Contact your agent to schedule a private showing. This home is truly a must-see!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning: R1
Frnt Exp:		Fndtion:	Survey:
Exterior:	Stucco	Cnstrct:	Concrete
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, Tile, Vinyl Plank, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Budget \$60.00/M	Hydro:	Budget \$180.00/M
Oth Utl:	Per Mb Hydro		
Parking:	Front Drive Access; Ttl: 4		
Remodel:	Bathroom, Flooring, Furnace, Insulation, Roof Coverings, Windows		
Site Influ:	Fenced		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Microwave built in		
Gds Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Storage Shed, Stove, TV Wall Mount, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Living Room	M 14X13.67	Dining Room	M 9.17X11.17	Kitchen	M 10X10.92
Primary Bedroom	M 11.92X13.92	Bedroom	M 8.58X11.33	Four Piece Bath	M
Bedroom	M 10.08X8.67	Bedroom	L 11.17X11.83	Four Piece Bath	L
Recreation Room	L 13.92X25.67	Laundry Room	L 10.5X6.83	Bedroom	L 12X9.17
# Baths:	1PC 0 2PC 0 3PC 0 4PC 2 5PC 0 6PC 0	# Ensuite:	1PC 0 2PC 0 3PC 0 4PC 0 5PC 0 6PC 0		

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

35 Arundel Road , Winnipeg R2J 2L1

Nghbrhd: **Windsor Park**
 Linc #: **006R021461000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1955/Older**
 New Const: **No**
 RMA: **6**
 Legal:
 Add Lgl:

Liv Area: **83.89 M2/903 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front: **16.76 M/55 F**
 Lot Dpth:
 Lot Area: **510.41 M2/5,494 SF**

TBD: **3** Baths: **F2/H0**

Area: **2G**
 Schl Div: **Louis Riel (WPG 51)**
 Gross Tax: **\$3,635.37**
 Tax Yr: **24**
 Ed Tax: **\$1,546.45**
 Imprv: **\$382.25**
 Spc Lvy:
 Payout:
 Status: **Sold**
 List Price: **\$349,900**
 Sell Price: **\$430,000**
 Sell Date: **05/12/2025**
 DOM: **7**

Remarks & Directions

Remarks: **Showings start Tuesday, May 6th. Open House Thursday, May 8th 5-7pm & Saturday, May 10th 12-2pm. Offers at 3pm on Monday, May 12th. Measurements +/- jogs. Welcome to 35 Arundel Road! This charming, light-filled bungalow features an open-concept layout that seamlessly connects the living room, dining area and renovated kitchen. The main floor includes three comfortable bedrooms and a full 4-piece bathroom. Downstairs, enjoy a spacious rec room, a 3-piece bathroom and abundant storage. Step outside to a private, beautifully landscaped yard complete with a large deck, privacy trellises and an array of fruit-bearing plants—apple tree, grapevines, nanking cherries, raspberries and strawberries—with plenty of room to garden. The oversized single garage offers ample space for a vehicle plus extra storage, with two additional parking spots beside it. Fresh 2025 updates throughout the home include a newly renovated kitchen, new fridge, modernized bathrooms, several updated light fixtures, new interior doors, hardware & baseboards throughout and luxury vinyl plank flooring in the basement. This beautifully updated home is move-in ready and priced to sell—book your private showing today!**

Dir/GPS: **Mapped correctly.**

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Other - See remarks	# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Tile, Vinyl Plank	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Single Detached, Garage door opener, Rear Drive Access; Encldsd: 1; Ttl: 3		
Remodel:	Bathroom, Flooring, Kitchen, Other remarks		
Site Influ:	Fruit Trees/Shrubs, Golf Nearby, Back Lane, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>		Dimen	Room	<u>L</u>		Dimen	Room	<u>L</u>		Dimen
Kitchen	M	10.67	X8	Dining Room	M	14X6.75		Living Room	M	11.58	X11.92
Primary Bedroom	M	11.58	X9.58	Bedroom	M	10.25	X8.25	Bedroom	M	12.92	X7.08
Four Piece Bath	M	6.83	X4.83	Recreation Room	B	19.75	X12.92	Utility Room	B	9X8.5	
Three Piece Bath	B	6.5	X4.75	Laundry Room	B	19.67	X6.25				
	<u>1PC</u>	<u>2PC</u>		<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>		<u>1PC</u>	<u>2PC</u>	<u>3PC</u>
# Baths:	0	0		1	1	0	0	# Ensuite:	0	0	0

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Property Type

1 Manring Cove , Winnipeg R2J 3X1

Nghbrhd: **Southdale**
Linc #: **006R008177000**

Type: **RD** Liv Area: **191.10 M2/2,057 SF**
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**
Style: **TWO** Lot Front: **21.34 M/70 F**
Yr Built/Age: **1986/** Lot Dpth: **32.92 M/108 F**
New Const: **No** Lot Area:

RMA: **9** BDA: **4** TBD: **4** Baths: **F3/H1**

Area: **2H** Schl Div:
Gross Tax: **\$5,893.26**
Tax Yr: **2024** Ed Tax: **\$2,535.34**
Imprv: **\$559.91** Spc Lvy:
Payout:

Status: **Sold** List Price: **\$649,900**
Sell Price: **\$655,000** Sell Date: **05/10/2025**
DOM: **9**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **Best value of a home you can buy today in SE Winnipeg. You are going to love having this resort like back yard this summer. Stunning upgraded inground pool, hot tub, deck, gazebo. Plan your first family event now as possession can be quick so you can use the pool all summer. Exceptional kitchen upgrade with light cappuccino coloured maple cabinetry, quartz counters, tile floor and backsplash, built in quartz dining area with 7 chairs included. Wood burning Tyndall Stone fireplace in family room with beam ceiling and patio doors to the yard. Main floor laundry and 2 piece bathroom. Family sized second floor with 4 bedrooms, primary with walk in closet and wardrobe included, 3 piece ensuite. Great recroom development with large sitting area, wet bar with cabinetry is perfect for parties. Office or potential bedroom plus 3 piece bathroom in the recroom. Good storage room and closets. Most of the pool components all upgraded since 2021 including liner, heater and salt system. Newer shingles, HWT, aluminum soffits and fascia. Solid home! Short walk to Shamrock School and playing fields.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Stone/Wood	# FP:	1
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stone, Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Oth Util:	Gas & Hydro \$235.00/M		
Parking:	Double Attached; Enclsd: 2; Dim: 21 x 22		
Remodel:	Kitchen, Roof Coverings		
Site Influ:	Fenced, Landscaped deck		
Features:	Air Conditioning-Central, High-Efficiency Furnace, Hot Tub, Laundry - Main Floor, Pool Equipment, Pool, inground Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	16.5X13.4	Dining Room	M	13X10	Eat-In Kitchen	M	16.5X13
Family Room	M	19.5X11.8	Laundry Room	M	14X6.9	Two Piece Bath	M	
Primary Bedroom	U	19.5X11.8	Bedroom	U	9.9X9.7	Bedroom	U	10X9.9
Bedroom	U	9.9X9.8	Four Piece Bath	U		3 Piece En Bath	U	
Recreation Room	B	22.5X12.3	Recreation Room	B	12.3X9	Three Piece Bath	B	
Den	B	13.2X12.2	Storage Room	B	19X5.4			
	1PC	2PC	3PC	4PC	5PC	6PC		
# Baths:	0	1	1	1	0	0		
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	1	0	0

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Property Type

166 Edgemont Drive , Winnipeg R2J 3H9

Nghbrhd: **Southdale**
Linc #: **006R007747000**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1976/**
New Const: **No**
RMA: **8**
Legal:
Add Lgl: **LBP 30 1 11890 RCMP**

Area: **2H** MLS® #: **202509300**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,898.35**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,130.32** List Price: **\$549,900**
Imprv: **\$417.00** Sell Price: **\$540,000**
Spc Levy:
Payout:
DOM: **11**

Remarks & Directions

Remarks: **Set For Living! This well located 4 bedroom, 4 bathroom family home is sure to move you! Enter the bright and spacious L-shaped living room and dining room with laminate floors. Upgraded eat-in kitchen with quartz counters, tile back-splash, stainless steel appliances. Main floor family room with gas fireplace, garden doors to deck with private yard. Upgraded 2pc bath on main, 4 bedrooms on upper level, primary bedroom with 2pc en-suite. Fully finished lower level with rec-room, office, 3pc bath, laundry and loads of storage. Front drive to attached double garage insulated with opener. Private yard with deck and newer fence. C/air, 5 appliances included, upgrades include shingles, PVC windows, hi-eff furnace, rec-room and more! Close to all levels of schools and conveniences. Make it yours!**

Dir/GPS:

General Information

Basement: **Full**
FP Type/Fuel: **Brick Facing/Gas**
Lot Dim: **W** Shape: **Survey:**
Frnt Exp: **W** Survey: **Shape:**
Exterior: **Other-Remarks, Stone, Stucco**
Roof: **Shingle**
Flooring: **Wall-to-wall carpet, Laminate, Vinyl**
Heating: **Forced Air**
Gas:
Parking: **Double Attached, Front Drive Access, Garage door opener, Insulated, Paved Driveway**
Remodel:
Site Influ: **Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped deck, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation**
Features: **Air Conditioning-Central, Deck, High-Efficiency Furnace, No Pet Home, No Smoking Home, Smoke Detectors**
Gds Incl: **Dishwasher, Dryer, Garage door opener, Refrigerator, Stove, Washer**
Gds Excl:
Rnt Eqp: **None;**

B Dev: **Fully Finished**
FP: **1** Zoning: **R1**
Acres:
Fndt: **Concrete**
Cnstrct: **Wood Frame**
Water: **Municipal/Community**
Sewer: **Municipal/Community**
H Fuel: **Natural gas**
Hydro:

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	20.17	X12.5	Dining Room	M	13X10.42		Eat-In Kitchen	M	12X12	
Family Room	M	20.67	X13.17	Primary Bedroom	U	13.5X11.33		Bedroom	U	10.75X9.08	
Bedroom	U	12.25	X9.08	Bedroom	U	13.5X8.5		Recreation Room	B	25X12	
Office	B	11.83	X11.83	Storage Room	B	20X12		Four Piece Bath	U		
Two Piece Bath	M			Three Piece Bath	B			2 Piece En Bath	U		
	1PC	2PC		3PC	4PC	5PC	6PC		1PC	2PC	3PC
# Baths:	0	1		1	1	0	0	# Ensuite:	0	1	0

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Property Type

106 Cliffwood Drive , Winnipeg R2J 3N3

Nghbrhd: **Southdale**
Linc #: **006R008157600**
Type: **RD**
Use: **Year-round**
Style: **SP4L**
Yr Built/Age: **1981/**
New Const: **No**
RMA: **9**
Legal:
Add Lgl:

Liv Area: **179.30 M2/1,930 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **17.07 M/56 F**
Lot Dpth: **33.53 M/110 F**
Lot Area:

TBD: **4** Baths: **F3/H0**

Area: **2H** MLS® #: **202509754**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,870.55**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,130.32** List Price: **\$549,900**
Imprv: **\$389.20** Sell Price: **\$575,000**
Spc Lvy:
Payout:
DOM: **7**

Remarks & Directions

Remarks: **SS May 6th, offers May 12 eve. Fabulous family home with 4 bedrooms above grade and 3 full bathrooms plus 3 separate living areas. Great home for a growing family with room for everyone. Lots of upgrades over their 35 years of ownership. Remodelled kitchen with newer stainless steel appliances, glass tile backsplash, double sinks with window overlooking the back yard. Nice living and dining areas with laminate floors, attractive front entrance with updated doors and glass stair railings. 3 second floor bedrooms, main bathroom and ensuite have both been upgraded with newer fixtures, vanities and lighting. 3rd level has large windows above grade and a family room with fireplace, 4th bedroom, 3rd full bathroom plus laundry room. 4th level is finished with a recroom or games area plus large storage area with built in closet. New shingles, updated mechanical and PVC windows. 22 x 24 garage with superior structural concrete floor. Low utility bills. Green space behind the home provides some privacy and is popular for those who have pets. Excellent solid home.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	1
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Brick, Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Budget \$101.00/M	Hydro:	Budget \$74.00/M
Parking:	Double Attached; Encld: 2; Dim: 22 x 24		
Remodel:	Roof Coverings		
Site Influ:	Landscaped deck		
Features:	Air Conditioning-Central, Deck, Microwave built in		
Gds Incl:	Blinds, Dishwasher, Dryer, Freezer, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	Dimen			Room	Dimen			Room	Dimen							
Living Room	M	16X11.9		Dining Room	M	15.6X9		Eat-In Kitchen	M	15.2X11.9						
Primary Bedroom	U	15.2X10.9		Bedroom	U	10.9X8.1		Bedroom	U	10.9X9.8						
Four Piece Bath	U			3 Piece En Bath	U			Family Room	3	17X13.4						
Bedroom	3	10.9X9.4		Three Piece Bath	3			Laundry Room	3							
Recreation Room	B	19.8X15.9		Storage Room	B	15.9X9.1										
	1PC	0	2PC	0	3PC	1	4PC	0	5PC	0	6PC	0				
# Baths:				# Ensuite:	1PC	0	2PC	0	3PC	1	4PC	0	5PC	0	6PC	0

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Property Type

106 Evelyn Reese Boulevard , Winnipeg R3X 2G9

Nghbrhd: **Bonavista**
Linc #: **006R093466575**
Type: **TH**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2017/Older**
New Const: **No**
RMA: **7**
Legal:
Add Lgl:

Liv Area: **135.82 M2/1,462 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **2J**

Schl Div:
Gross Tax: **\$4,259.37**
Tax Yr: **2024**
Ed Tax: **\$1,956.74**
Imprv:
Spc Lvy:
Payout:

MLS® #: **202506298**
Status: **Sold**
List Price: **\$469,900**
Sell Price: **\$463,000**
Sell Date: **05/09/2025**
DOM: **43**

Remarks & Directions

Remarks: **Offers as received. Come take a look at this like new, super clean 2017 built A&S Homes stunner! This townhouse is located in Bonavista and is directly across from a huge natural wetland & park area (morning coffee at sunrise?!). Built with the highest of standards, and modern finishes with open-concept layout with 3 bedrooms, and 2.5 bathrooms, upper floor laundry area, and a huge unfinished basement ready for you to add your touch. The main floor feature 9' ceilings with an abundance of windows, allowing for lots of natural light. Gorgeous kitchen with extended quartz flat bar top island great for entertaining. Built-in wall unit with fireplace, shiplap and tile work. Luxurious master with en-suite, and large walk in closet. Basement includes rough in plumbing in 2 locations (3-piece wash & bar-sink) for future development. Comes with over-sized parking pad. UPGRADES: 40.5' Maple Cabinets, stone/tile work, 6 premium stainless steel appliances, under-mount sinks, quartz Countertops throughout, approx. 12-10 feet back deck, lighting with some fans, laminate Flooring, carpet/baseboards/trim & more! Come take a look! All measurements are plus/minus jogs.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished	
FP Type/Fuel:	Tile Facing/Electric	# FP:	1	Zoning: RM
Lot Dim:		Acres:		Hectares:
Frnt Exp:	E	Survey:		
Exterior:	Composite, Stone, Stucco	Fndtion:	Concrete	
Roof:	Shingle	Cnstrct:	Wood Frame	
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Water:	Municipal/Community	
Heating:	Forced Air	Sewer:	Municipal/Community	
Gas:		H Fuel:	Electric	
Parking:	Parking Pad; Ttl: 2	Hydro:		
Remodel:				
Site Influ:	Fenced, Flat Site, Back Lane, Landscaped deck			
Features:	Air Conditioning-Central, Central Exhaust, Heat recovery ventilator, High-Efficiency Furnace, Laundry - Second Floor, Microwave built in, No Pet Home, No Smoking Home			
Gds Incl:	Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer			
Gds Excl:	Children's Room Wall Shelves / Bottom Pantry Bins			
Rnt Eqp:	None;			

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Eat-In Kitchen	M	13.42X11.75	Dining Room	M	11.5X9.6	Living Room	M	14X14.17
Two Piece Bath	M		Primary Bedroom	U	13.67X12.83	Bedroom	U	11.08X9.33
Bedroom	U	12.08X10	3 Piece En Bath	U		Four Piece Bath	U	
Laundry Room	U	5X3						
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	1	0	1	0	0	0	0
			# Ensuite:	0	0	1	0	0

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Property Type

176 Evelyn Reese Boulevard , Winnipeg R3X 0P2

Nghbrhd: **Bonavista**
Linc #: **006R093475275**
Type: **TH**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **2021/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **138.61 M2/1,492 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **.00 M/ F**
Lot Dpth: **.00 M/ F**
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **2J** MLS® #: **202504631**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$4,437.11**
Tax Yr: **2024** Status: **Sold**
Ed Tax: **\$2,040.90** List Price: **\$489,000**
Imprv: **\$143.87** Sell Price: **\$485,000**
Spc Lvy:
Payout:
DOM: **62**

Remarks & Directions

Offer as received. Welcome to your dream home! NO CONDO FEE! This stunning 2-story townhouse offers modern living at its finest. The main floor features an open-concept layout with 9' ceilings & an abundance of large windows allowing for natural light to fill the space, an immaculate white kitchen with a unique backsplash, quartz counters, and custom cabinetry. Perfect for everyday living and entertaining, the home boasts 3 beautifully appointed bedrooms and 2.5 bathrooms. The peaceful master bedroom includes a walk-in closet and 3-piece ensuite. The insulated basement provides a blank canvas for your dream space. Enjoy the great landscaped yard, ideal for outdoor gatherings. This property includes a detached single garage, perfect for vehicle storage with automatic doors. Located directly across from a huge natural wetland & park area the views out your front door. Conveniently located near top-rated schools, scenic parks, and shopping options. Don't miss the chance to own this incredible home in a sought-after neighbourhood. Book your viewing today!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated	Zoning:	RM
FP Type/Fuel:	Tile Facing/Gas	# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:		Survey:			
Exterior:	Vinyl	Fndtion:	Piled		
Roof:	Shingle	Cnstrct:	Wood Frame		
Flooring:	Wall-to-wall carpet, Laminate	Water:	Municipal/Community		
Heating:	Forced Air	Sewer:	Municipal/Community		
Gas:		H Fuel:	Electric		
Parking:	Single Detached; Ttl: 1	Hydro:			
Remodel:					
Site Influ:	Fenced, Landscape, Park/reserve, Playground Nearby, Shopping Nearby				
Features:	Air Conditioning-Central, Heat recovery ventilator, Sump Pump				
Gds Incl:	Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

<u>Room</u>	<u>Dimen</u>	<u>Room</u>	<u>Dimen</u>	<u>Room</u>	<u>Dimen</u>
Two Piece Bath	M	Four Piece Bath	U	3 Piece En Bath	U
Dining Room	M 11.6X9.7	Kitchen	M 10.5X11.9	Great Room	M 12.6X14.2
Bedroom	U 10X12.1	Bedroom	U 9.4X11.1	Primary Bedroom	U 13.8X12.1
# Baths:	1PC 0 2PC 1 3PC 4PC 5PC 6PC	# Ensuite:	1PC 0 2PC 0 3PC 1 4PC 0 5PC 0 6PC 0		

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Property Type

3 Berube Place , Winnipeg R3X 1E3

Nghbrhd: **Island Lakes**
Linc #: **006R002859200**
Type: **RD**
Use: **Year-round**
Style: **TWO**
Yr Built/Age: **1986/Older**
New Const: **No**
RMA: **6**
Legal:
Add Lgl:

Liv Area: **135.64 M2/1,460 SF**
Fin Bsmnt: **.00 M2/ SF**
Lot Front: **14.33 M/47 F**
Lot Dpth: **33.53 M/110 F**
Lot Area:

TBD: **3** Baths: **F2/H1**

Area: **2J** MLS® #: **202509281**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$4,555.09**
Tax Yr: **24** Status: **Sold**
Ed Tax: **\$1,914.66** List Price: **\$489,900**
Imprv: **\$527.41** Sell Price: **\$510,000**
Spc Lvy: Sell Date: **05/09/2025**
Payout: DOM: **9**

Remarks & Directions

Remarks: Offers Anytime! Come see this beautiful 3+ bedroom, 3 bathroom, 1460 Sqft two story located on quiet bay in Island Lakes. This stylish and spacious home features a stunning island kitchen with granite countertops, stainless steel appliances, and flows into a bright dining area with access to a large three-season sunroom. The living room offers gleaming hardwood floors and a Tyndall stone fireplace for cozy evenings. Upstairs, the spacious primary suite includes a full ensuite with a large shower and 2 other good sized bedrooms and full bathroom. The fully finished lower level adds a large family room, den which could be possible 4th bedroom/office, loads of storage space and laundry area with sink. Enjoy a beautifully landscaped, south facing, fully fenced backyard with paving stone patio/fire pit area, and shed. Upgrades include Roof 2015, Sunroom 2016, PVC Windows. The area features parks, walking trails, lakes, and school all within walking distance.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	
Lot Dim:		Acres:	
Frnt Exp:		Fndtion:	Concrete
Exterior:	Brick, Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached		
Remodel:	Kitchen, Roof Coverings, Windows		
Site Influ:	Corner, Cul-De-Sac, Fenced, Landscaped patio, Park/reserve, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Ceiling Fan, Closet Organizers, High-Efficiency Furnace, No Pet Home, No Smoking Home, Sump Pump, Sunroom		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Garage door opener remote(s), Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:	None		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	17X13		Dining Room	M	11.5X10		Eat-In Kitchen	M	11.5X10.5	
Primary Bedroom	U	14.5X11.5		Bedroom	U	14X9.75		Bedroom	U	11.5X10	
Family Room	L	25X12.5		Office	L	11X10		Two Piece Bath	M		
Four Piece Bath	U			3 Piece En Bath	U						
	1PC	2PC	3PC	4PC	5PC	6PC		1PC	2PC	3PC	4PC
# Baths:	0	1	0	1	0	0	# Ensuite:	0	0	1	0
											5PC
											6PC

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

28 Demetriooff Drive , Winnipeg R3X 2J7

Nghbrhd: Royalwood
Linc #: 006R093076700
Type: RD
Use: Year-round
Style: CBOVR
Yr Built/Age: 2007/Older
New Const: No
RMA: 6
Legal:
Add Lgl:

Liv Area: 140.19 M2/1,509 SF
Fin Bsmnt: .00 M2/ SF
Lot Front: 12.19 M/40 F
Lot Dpth: 36.27 M/119 F
Lot Area:

TBD: 4 Baths: F3/H0

Area: 2J MLS® #: 202508673
Schl Div: Louis Riel (WPG 51)
Gross Tax: \$5,445.38
Tax Yr: 24 Status: Sold
Ed Tax: \$2,456.44 List Price: \$639,900
Imprv: \$278.00 Sell Price: \$665,000
Spc Lvy: Payout:
Sell Date: 05/13/2025
DOM: 8

Remarks & Directions

Remarks: Offers presented May 13 by 5 PM. Stunning home has been thoughtfully updated over the past 5 years. Features 4 spacious bedrms & 3 modern baths. Main flr boasts a great rm w/cozy carpeting, soaring ceilings, a gas fireplace, & a striking accent wall & mantle w/hidden storage. An Open-concept island kitchen w/hidden storage system & dishwasher, under mount sink, newer quartz countertops, & stylish tile backsplash, along w/ a spacious pantry for all your storage needs. Off the eating area, you'll find a newer 3 season sunrm, perfect for unwinding after a long day. Main flr bathrm features tiled walls, a stylish vanity, new flooring & fresh paint. Upstairs, double doors lead to the luxurious master suite, complete w/walk-in closet, ceiling fan, & deluxe ensuite featuring a glass shower w/bench, new vanity, & flring. Lower level is finished w/ a fireplace feature wall & large windows, providing ample natural light. The fenced yard features a large, newer stamped concrete patio, ideal for entertaining or relaxing in the hot tub, w/a south exposure for plenty of sunlight. More storage is available in the utility room & under the deck. Abundance of lakes, parks & walking paths (Bois-des-Esprits). EZ2C

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Glass Door, Tile Facing/Electric, Gas	# FP:	2
Lot Dim:	Shape: Normal	Acres:	Zoning: R1
Frnt Exp:	N Survey:	Fndtion:	Hectares: Concrete, Piled
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl Plank	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Budget \$90.00/M	Hydro:	Budget \$160.00/M
Parking:	Double Attached, Front Drive Access, Paved Driveway; Encldsd: 2; Ttl: 6; Dim: 20 x 22		
Remodel:	Basement, Bathroom, Flooring, Other remarks		
Site Influ:	Fenced, Golf Nearby, Landscaped deck, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Ceiling Fan, Deck, Exterior walls, 2x6", High-Efficiency Furnace, Hood Fan, Main floor full bathroom, No Smoking Home, Patio, Sump Pump, Sunroom		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:	None;		

Approximate Room Dimensions

Room	Dimen	Room	Dimen	Room	Dimen
Great Room	M 16.02X14	Dining Room	M 12.63X10	Kitchen	M 12.6X13.11
Bedroom	M 12.4X9	Four Piece Bath	M	Bedroom	M 10.1X10.7
Primary Bedroom	U 12.9X13.8	4 Piece En Bath	U	Recreation Room	B 23.4X17.2
Bedroom	B 11.2X11.6	Three Piece Bath	B	Laundry Room	B 10.7X14.4

Baths: 1PC 2PC 3PC 4PC 5PC 6PC # Ensuite: 1PC 2PC 3PC 4PC 5PC 6PC

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Property Type

15 Frigate Bay , Winnipeg R3X 2E9
 Nbrhd: Island Lakes
 Linc #: 006R093009600
 Type: RD
 Use: Year-round
 Style: BNG
 Yr Built/Age: 2005/Older
 New Const: No
 RMA: 5 BDA: 2 TBD: 3 Baths: F2/H0
 Legal:
 Add Lgl:

Area: 2J MLS® #: 202509606
 Schl Div: Louis Riel (WPG 51)
 Gross Tax: \$5,008.34
 Tax Yr: 24 Status: Sold
 Ed Tax: \$2,246.04 List Price: \$474,900
 Imprv:
 Spc Lvy:
 Payout:
 Sell Price: \$554,000
 Sell Date: 05/13/2025
 DOM: 8

Remarks & Directions

Remarks: Offers due 4pm, May 13th. Welcome to this beautifully designed open-concept bungalow that blends comfort, style, and functionality. Step into a spacious, sun-filled and move-in ready home. The heart of the home is a generously sized, recently upgraded, eat-in kitchen complete with a central island, corner pantry, built in oven/microwave, quartz counters and a cooktop stove! This seamlessly flows into the expansive family room—ideal for entertaining or cozy evenings by the gas fireplace. A formal dining room at the front of the home can double as a home office or flex space. Retreat to the king-sized primary suite boasting dual closets and plenty of room to unwind. The main floor also features a second bedroom and full bath. The fully finished lower level offers large, bright windows, durable laminate flooring, a third bedroom, and a second full bathroom—perfect for guests or growing families. Enjoy outdoor living in the private, low-maintenance fenced yard, complete with a large deck, winding walkways, and a peaceful patio area—ideal for summer BBQs or quiet morning coffee. Roof (2022), Kitchen (2020), HWT (2019). This move-in-ready home is the perfect blend of convenience and charm.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished	Zoning:	R1
FP Type/Fuel:		# FP:		Hectares:	
Lot Dim:		Acres:			
Frnt Exp:	S	Fndtion:	Concrete		
Exterior:	Stucco	Cnstrct:	Wood Frame		
Roof:	Shingle	Water:	Municipal/Community		
Flooring:	Laminate, Vinyl	Sewer:	Municipal/Community		
Heating:	Forced Air	H Fuel:	Natural gas		
Gas:		Hydro:			
Parking:	Double Attached				
Remodel:	Kitchen, Roof Coverings				
Site Influ:	Fenced, Low maintenance landscaped, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation				
Features:	Air Conditioning-Central, Cook Top, Deck, High-Efficiency Furnace, Hood Fan, Main floor full bathroom, Microwave built in, No Smoking Home, Oven built in, Sump Pump				
Gds Incl:	Blinds, Dishwasher, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings				
Gds Excl:	None				
Rnt Eqp:	None;				

Approximate Room Dimensions

Room		Dimen	Room		Dimen	Room		Dimen
Dining Room	M	13.75X11	Eat-In Kitchen	M	17.33X13.42	Family Room	M	17.33X12.83
Primary Bedroom	M	12.25X12.5	Bedroom	M	11X10	Four Piece Bath	M	
Recreation Room	L	30X21	Bedroom	L	0.25X11.58	Three Piece Bath	L	
Storage Room	L							
# Baths:	1PC	2PC	3PC	4PC	5PC	6PC		
	0	0	1	1	0	0		
			# Ensuite:	1PC	2PC	3PC	4PC	5PC
				0	0	0	0	0

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Property Type

2 Edenwood Place , Winnipeg R3X 0E4		Area: 2J	MLS® #: 202509699
Nghbrhd: Royalwood		Schl Div: Louis Riel (WPG 51)	
Linc #: 006R093207300		Gross Tax: \$7,978.29	
Type: RD	Liv Area: 161.74 M2/1,741 SF		Tax Yr: 2024
Use: Year-round	Fin Bsmnt: 118.92 M2/1,280 SF		Ed Tax: \$3,555.79
Style: BNG	Lot Front: 12.50 M/41 F		Imprv:
Yr Built/Age: 2009/Older	Lot Dpth: 68.28 M/224 F		Spc Lvy:
New Const: No	Lot Area: 1,283.18 M2/13,812 SF		Payout:
RMA: 6	BDA: 3	TBD: 5	Baths: F3/H0
Legal:			
Add Lgl:			

Remarks & Directions

Remarks: **SS Now, OTP May 12(Monday)! Open House 2-4PM May 10 & 11(Sat&Sun)! Welcome to 2 Edenwood Place! This 1,741 sq ft award-winning Gino's former show home bungalow sits on one of the largest pie-shaped lots, backing onto a lush forest. With 12' ceilings, leather flooring, oversized windows, and custom maple built-ins, it's a showpiece of design and comfort. The gourmet kitchen features granite counters, SS appliances, a unique etched glass island, walk-in pantry, and glass tile backsplash. The great room with tiled gas fireplace opens to a formal dining area with patio access to a private deck and landscaped yard. The primary suite includes yard access, a custom walk-in closet, and a spa-like ensuite with quartz counters, soaker tub, and glass shower. The fully finished basement adds a spacious rec room, two oversized bedrooms, and a full bath. Bonus Features: KEF Dolby Atmos surround sound (10 speakers), Elite 150" home theatre screen, Built-in BBQ on deck! 12 lilac trees, raspberry bushes, 2 cherry, 2 apple, 1 pear & 2 grape trees! Custom wood closet organizers throughout! A rare blend of luxury, comfort, and nature—this home is a must-see! Call to schedule!**

Dir/GPS:

General Information

Basement:	Full	B Dev: Fully Finished	Zoning: R1
FP Type/Fuel:	Glass Door/Gas	# FP:	
Lot Dim:	F-41 r-162 sides-224/153'	Acres:	Hectares:
Frnt Exp:		Fndtion:	Concrete
Exterior:	Stone, Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Tile, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Attached; Enclsd: 2; Dim: 22x22		
Remodel:			
Site Influ:	Corner, Fenced, Fruit Trees/Shrubs, Vegetable Garden, Landscape, Landscaped deck, Private Yard, Public Transportation		
Features:	Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Jetted Tub, Microwave built in, Patio, Smoke Detectors, Sump Pump		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Window Coverings		
Gds Excl:	NONE		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Great Room	M	12X18.1	Dining Room	M	10.5X9.56	Kitchen	M	12.5X9.75
Four Piece Bath	M	4.67X9.75	Bedroom	M	10.5X10	Bedroom	M	9.1X10.5
Primary Bedroom	M	15X15.2	4 Piece En Bath	M	10X9.75	Recreation Room	B	25.67X19.5
Bedroom	B	15.9X9.5	Den	B	10.1X8.5	Three Piece Bath	B	5.25X10
Bedroom	B	11.9X12.9						
# Baths: 1PC 0 2PC 0 3PC 1 4PC 1 5PC 0 6PC 0		# Ensuite: 1PC 0 2PC 0 3PC 0 4PC 1 5PC 0 6PC 0						

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Property Type

53 Beaudry Bay , Winnipeg R3X 1Y6

Nghbrhd: **Royalwood**
Linc #: **006R005072600**
Type: **RD**
Use: **Year-round**
Style: **BNG**
Yr Built/Age: **1998/**
New Const: **No**
RMA: **10** BDA: **3** TBD: **3** Baths: **F2/H0**
Legal: **Lot:12 Blk:2 Plan:35244**
Add Lgl: **WLTO in Lots 325 and 326 RCMP**

Area: **2J** MLS® #: **202507157**
Schl Div: **Louis Riel (WPG 51)**
Gross Tax: **\$6,102.89**
Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$674,900**
Imprv: Sell Price: **\$650,000**
Spc Lvy: Sell Date: **05/06/2025**
Payout: DOM: **28**

Remarks & Directions

Remarks: **HUGE PRICE REDUCTION!!! Offers as received. IMPRESSIVE 1,807 SQ FT CUSTOM BUNGALOW IN PRESTIGIOUS ROYALWOOD! This former 3 bed/2 bath show home is a must see & loaded w/quality & unique features throughout. From the moment you step inside the large foyer & onto the hwd flrs, you are greeted by a sense of WOW! This classy executive home feels huge as 9' ceilings span the main flr & step up to 11' trayed ceilings layered w/ pot lights in the enormous great rm featuring a cultured stone FP. CLICK ON MEDIA ICON TO VIEW 3D TOUR! Pillars bookend the entertainer sized formal dining rm as well as the great rm w/ natural light flooding the home through an oversized skylight over top of the heart of the home. The kitchen offers timeless white cabinetry, a walk-in pantry, a lrg curved island w/ breakfast bar, tile backsplash, under cab lighting, glass facing cabinets, a wine rack & a separate eating area that leads out to the garden dr to the deck & prof Indsc yrd. Primary bed features a deluxe ensuite with wicc, 2 more large beds, main bath & laundry complete the main. Recent updates: Int paint, smart dimmers, LED lighting, pot lights, fridge, dishwasher, HWT, HEF, A/C, shingles,...Make this gem yours!**

Dir/GPS: **Go south on Shorehill off Abinojii Mikanah. Beaudry is 1st street past the lake on the west side.**

General Information

Basement:	Full	B Dev:	Insulated, Unfinished
FP Type/Fuel:	Direct vent, Heatilator/Fan, Stone/Gas	# FP:	
Lot Dim:	Shape:	Zoning:	R1
Frnt Exp:	Survey:	Acres:	
Exterior:	Stucco	Fndtion:	Concrete
Roof:	Shingle	Cnstrct:	
Flooring:	Wall-to-wall carpet, Tile, Vinyl, Wood	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Attached, Garage door opener; Enclsd: 2; Ttl: 6; Dim: 20' x 22'		
Remodel:	Furnace, Other remarks, Roof Coverings		
Site Influ:	Fenced, Fruit Trees/Shrubs, Golf Nearby, Low maintenance landscaped, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Hood Fan, Jetted Tub, Laundry - Main Floor, Monitored Alarm, No Pet Home, No Smoking Home, Skylight, Sump Pump		
Gds Incl:	Alarm system, Blinds, Dishwasher, Dryer, Fridges - Two, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Vacuum built-in, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Foyer	M	12.25X5	Great Room	M	16.5X16.5	Dining Room	M	14.33X10.17
Kitchen	M	11.75X11.42	Eat-In Kitchen	M	10X9	Primary Bedroom	M	16.17X12.75
4 Piece En Bath	M	13.17X10.83	Walk-in Closet	M		Bedroom	M	11.42X10.42
Bedroom	M	11.92X9.92	Four Piece Bath	M	7.42X7.42	Laundry Room	M	10.08X8.42
	1PC	2PC	3PC	4PC	5PC	1PC	2PC	3PC
# Baths:	0	0	0	1	0	1	0	0
			# Ensuite:					

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Property Type

38 Ranville Road , Winnipeg R3X 0E1

Nghbrhd: Sage Creek
Linc #: 006R093254800
Type: RD
Use: Year-round
Style: CBOVR
Yr Built/Age: 2010/Older
New Const: No
RMA: 6
Legal:
Add Lgl:

Liv Area: 146.32 M²/1,575 SF
Fin Bsmnt: .00 M²/ SF
Lot Front: 13.11 M/43 F
Lot Dpth: .00 M/ F
Lot Area:

TBD: 3 Bath: F2/H0

Area: 2K
Schl Div: Louis Riel (WPG 51)
Gross Tax: \$5,049.24
Tax Yr: 2024
Ed Tax: \$2,256.56
Imprv: \$302.33
Spc Lvy:
Payout:

Status: Sold
List Price: \$549,900
Sell Price: \$621,900
Sell Date: 05/14/2025
DOM: 7

Remarks & Directions

Remarks: Showings start now, offers reviewed Wednesday, May 14th evening. OPEN HOUSE SATURDAY & SUNDAY FROM 12:00-2:00PM. Welcome to Sage Creek! This 1,575 square foot cabover with an absolutely perfect layout is ready for its new owners. The main level features a wonderfully laid out eat-in-kitchen with quartz countertops, stainless steel appliances and a large breakfast bar. The living room is a dream with plenty of space and a stone-facing gas fireplace. There are 2 good sized bedrooms and a full 4 piece bathroom on the main level. Head up a few steps to a retreat of a primary bedroom, featuring an alcove off of the large window, a walk in closet, and an ensuite to die for that features heated tile flooring and a tiled shower that will remind you of your own private spa. The back yard is your own private oasis - featuring a tiered composite deck with a glass railing, a built in hot tub, a pond, gazebo, and a small artificial grass area for the pets. This backyard is perfect for outdoor living all while avoiding the maintenance. The large basement is unfinished and ready for your design ideas. Pride of ownership is evident, you won't want to miss this one! Located near schools, shopping, and everything else!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished
FP Type/Fuel:	Brick Facing/Gas	# FP:	
Lot Dim:		Acres:	Zoning: R1
Frnt Exp:		Survey:	Hectares:
Exterior:	Stone, Stucco	Fndtion:	Concrete, Piled
Roof:	Shingle	Cnstrct:	
Flooring:	Tile, Wood	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Double Attached	Hydro:	
Remodel:			
Site Influ:	Fenced, No Back Lane, Paved Street, Playground Nearby, Private Yard, Shopping Nearby		
Features:	Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hot Tub, Main floor full bathroom, Microwave built in, No Smoking Home, Smoke Detectors, Sump Pump		
Gds Incl:	Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, See remarks, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		Dimen	Room		Dimen	Room		Dimen					
Eat-In Kitchen	M	15.25X14.5	Dining Room	M	13.25X12.58	Living Room	M	16X14.5					
Primary Bedroom	U	17X14.17	3 Piece En Bath	U		Bedroom	M	14X9.75					
Bedroom	M	13.58X9.75	Four Piece Bath	M									
# Baths:	1PC 0	2PC 0	3PC 0	4PC 1	5PC 0	6PC 0	# Ensuite:	1PC 0	2PC 0	3PC 1	4PC 0	5PC 0	6PC 0

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Property Type

434 William Newton Avenue , Winnipeg R2L 0W5

Nghbrhd: **Elmwood**
Linc #: **014R100117800**

Type: **RD** Liv Area: **130.06 M2/1,400 SF**
Use: **Year-round** Fin Bsmt: **.00 M2/ SF**
Style: **TWO** Lot Front: **8.53 M/28 F**
Yr Built/Age: **1907/** Lot Dpth: **32.61 M/107 F**
New Const: **No** Lot Area: **285.77 M2/3,076 SF**

RMA: **5** BDA: **3** TBD: **3** Baths: **F2/H1**

Area: **3A** MLS® #: **202509279**
Schl Div: **Winnipeg (WPG 1)**
Gross Tax: **\$2,578.27**

Tax Yr: **2024** Status: **Sold**
Ed Tax: List Price: **\$269,900**
Imprv: Sell Price: **\$269,900**
Spc Lvy: Sell Date: **05/06/2025**
Payout: DOM: **6**

Legal:
Add Lgl:

Remarks & Directions

Remarks: **Viewings start now. Offers reviewed Tues May 6 at 8pm. OPEN HOUSE SUNDAY MAY 4 (3-5pm). Home rebuilt 1994 including new basement, 2x6 construction, R20 walls & R40 attic insulation. Attractive 1400 sq ft, 3 bedroom, 2 storey home on nice block features low maintenance vinyl exterior, aluminum soffits & fascia, large rooms throughout, huge eat in kitchen with new counter & sink 2025, 2.5 updated baths - handy main floor 2 piece, attractive upper floor 4 piece with newer tile surround & flooring, good basement 3 piece - shower with glass door. Mostly finished bright well lit drywalled recroom (primed - just needs paint, flooring & trim). New furnace 2023, updated windows & 200 Amp electrical. Sump & backwater valve. Private fenced backyard with deck, patio, garden bed, large older shed & 2 car parking area. Great value! Call now to view.**

Dir/GPS:

General Information

Basement:	Full	B Dev:	Partially Finished
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:	N	Fndtn:	Concrete
Exterior:	Vinyl	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, Tile	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Parking Pad, Rear Drive Access; Ttl: 2		
Remodel:	Basement, Bathroom, Completely, Furnace, Insulation, Windows		
Site Influ:	Fenced, Vegetable Garden, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Deck, Exterior walls, 2x6", High-Efficiency Furnace, Patio, Sump Pump		
Gds Incl:	Dryer, Refrigerator, Storage Shed, Stove, Washer, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room		L	Dimen	Room		L	Dimen	Room		L	Dimen
Living Room	M	14.62	X13.33	Eat-In Kitchen	M	17.53	X13.22	Two Piece Bath	M		
Primary Bedroom	U	13.78	X11.4	Bedroom	U	15.47	X9.48	Bedroom	U	15.47	X7.47
Four Piece Bath	U			Recreation Room	B	18.47	X15.39	Laundry Room	B	12.65	X5.9
Storage Room	B	8.2	X5.75	Three Piece Bath	B						
# Baths:	1PC	2PC	3PC	4PC	5PC	6PC		# Ensuite:	1PC	2PC	3PC
	0	1	1	1	0	0			0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.

Property Type

447 tweed Avenue , Winnipeg R2L 0W1

Nghbrhd: **Elmwood**
 Linc #: **014R090356000**
 Type: **RD**
 Use: **Year-round**
 Style: **BNG**
 Yr Built/Age: **1907/Older**
 New Const: **No**
 RMA: **4**
 Legal:
 Add Lgl:

Liv Area: **55.74 M2/600 SF**
 Fin Bsmnt: **.00 M2/ SF**
 Lot Front:
 Lot Dpth:
 Lot Area:

Area: **3A**
 Schl Div: **Winnipeg (WPG 1)**
 Gross Tax: **\$1,553.87**
 Tax Yr: **24**
 Ed Tax:
 Imprv: **\$173.75**
 Spc Levy:
 Payout:
 Status: **Sold**
 List Price: **\$154,900**
 Sell Price: **\$154,900**
 Sell Date: **05/14/2025**
 DOM: **32**

Remarks & Directions

Remarks: **S/S April 14. Offers as received. Ideal first time buyers or rental home. Cute as a button and must see. Shingles, fascia and soffits in 2021. Updated plumbing and electrical with 100 amp service. Large bright living room with newer vinyl plank flooring. Clean and spacious 3/4 basement with plenty of storage. Main floor laundry. Don't miss this one. Quick possession is possible. Appliances are in "As is Condition".**

Dir/GPS:

General Information

Basement:	3/4	B Dev:	
FP Type/Fuel:		# FP:	
Lot Dim:		Acres:	Zoning:
Frnt Exp:		Survey:	Hectares:
Exterior:	Aluminum Siding, Wood Siding	Fndtion:	Concrete, Not known
Roof:	Shingle	Cnstrct:	
Flooring:	Laminate, Vinyl, Vinyl Plank	Water:	Municipal/Community
Heating:	Forced Air	Sewer:	Municipal/Community
Gas:		H Fuel:	Natural gas
Parking:	Rear Drive Access, Unpaved Driveway	Hydro:	
Remodel:	Roof Coverings		
Site Influ:	Fenced, Back Lane, Landscape, Paved Street, Playground Nearby, Public Transportation		
Features:	Air conditioning wall unit, Laundry - Main Floor		
Gds Incl:	Dryer, Refrigerator, Storage Shed, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>			Dimen	Room	<u>L</u>			Dimen	Room	<u>L</u>			Dimen	
Living Room	M	16	X	9.75		Eat-In Kitchen	M	10.5	X	10.5	Primary Bedroom	M	11.58	X	7.75
Bedroom	M	10.25	X	7.17		Four Piece Bath	M								
	1PC	2PC					1PC	2PC	3PC	4PC	5PC	6PC			
# Baths:	0	0				# Ensuite:	0	0	0	0	0	0			

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.