Nicole Hacault

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Residential Client Full w/Photo

46 Sundial Crescent , Winnipeg R2N 3K1 List Date: 08/01/2017 List Price: $249,900

MLS®: 1720607 Status: Active DOM: 0

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	94.67 M2/1,019 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	9.45 M/31 F
Yr Built/Age:	1987/Older	Lot Dpth:	32.00 M/105 F
New Const:	No	Lot Area:	
Tax Amt:	$3,413.59	Tax Yr:	2017
Ed Tax:	$1,633.97	Imprv:	$168.95
Spc Lvy:		Payout:	
Linc #:	008R008094900		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Showings start now. Offers any time. This solid 3 bedroom bungalow in the heart of River Park South needs a little love. But wow could you have an amazing family home with a little sweat equity. This home features a new sheet metal roof that will be good for the next 40 years. The exterior has recently been painted as well. The inside has laminate floors throughout. Remodelled bathroom and an almost new high efficiency furnace. Sunny bright open floor plan. A stones throw from school, daycare and shopping. Full basement. This home is very solid and straight. If you have always wanted to live in south St Vital, but the prices have seemed too high; then this is the home for you.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Metal	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	

Parking: Parking Pad; Ttl: 2

Remodel: Other remarks

Site Influ: Fenced, Paved Lane, Landscape, Park/reserve, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot

Features: Air Conditioning-Central, Hood Fan, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home, Sump Pump

Gds Incl: Dryer, Dishwasher, Refrigerator, Stove, Washer

Gds Excl: none

Rnt Eqp: None;

Approximate Room Dimensions

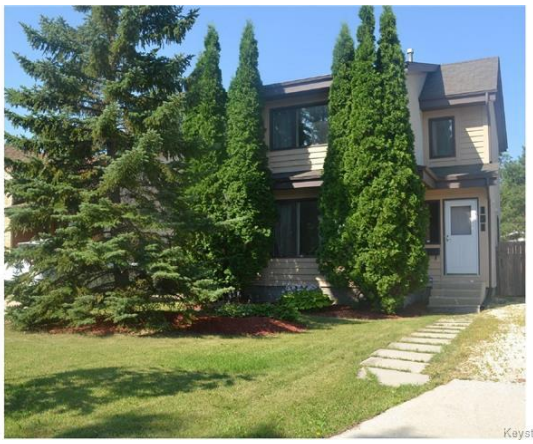
Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	11X16	Dining Room	M	9.26X13	Eat-In Kitchen	M	12.25X11.75
Master Bedroom	M	12.5X11.5	Bedroom	M	9.5X8.5	Bedroom	M	10.75X8.5
Four Piece Bath	M							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

131 Brotman Bay , Winnipeg R2N2N7 List Date: 08/01/2017 List Price: $294,500
MLS®: 1720565 Status: Active DOM: 0
Area: 2F Nghbrhd: River Park South

Property Type



Type:	RD	Liv Area:	117.80 M2/1,268 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	
Yr Built/Age:	1985/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,492.30	Tax Yr:	2017
Ed Tax:	$1,651.86	Imprv:	$212.44
Spc Lvy:		Payout:	
Linc #:	008R007947800		
Schl Div:	W51		
Legal:	Lot:22 Blk:11 Plan:18615		
Add Lgl:	LBP 22 11 18615 134/137 ST N		
RMA:	6 BDA: 3 TBD: 3	Baths:	F1/H1

Remarks & Directions

Remarks: Beautiful must see two-story 1268 sq ft smoke/pet free family home in River Park South, within walking distance of schools, parks, bus routes, shops and more. Upon entry is the beautiful living room with adjacent renovated powder room featuring tile floors, and a modern vanity. The eat-in kitchen provides plenty of cabinet space as well as a pantry. Off the kitchen are the patio doors leading to the huge, 600 sq ft deck & large beautifully landscaped backyard. The upper level features two guest bedrooms & a spacious master bedroom with a large organized wardrobe designed to also function as a tv unit. The bathroom has been fully renovated with a gorgeous vanity, tiled floors, and a tiled shower. The basement is fully developed with a bonus room & large laundry room. Appliances include fridge, stove, dishwasher, washer/dryer. Renovations to the home include: new roof (2011) professional painting & new baseboards/trim/doors throughout (2012), new deck (2015), and bathrooms have been completely redone.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick, Stucco, Wood Siding	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:	Front Drive Access; Enclsd: 0; Ttl: 3		
Remodel:			
Site Influ:	Fenced, Low maintenance landscaped, Landscaped deck, Landscaped patio, No Back Lane, Playground Nearby, Private Yard, Shopping Nearby		
Features:	Air Conditioning-Central, Closet Organizers, Deck, Ceiling Fan, Hood Fan, High-Efficiency Furnace, No Pet Home, No Smoking Home, Sump Pump		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Two Piece Bath	M		Four Piece Bath	U		Dining Room	M	11.83X9.75
Kitchen	M	10X9.25	Living Room	M	15.08X11.75	Recreation Room	B	13.92X11.17
Other	B	11.58X9.08	Bedroom	U	12X9.17	Bedroom	U	12X9.17
Master Bedroom	U	15.08X11.92						

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

11 Lechman Place , Winnipeg R2N 1M2 List Date: 07/31/2017 List Price: $269,900

MLS®: 1720248 Status: Active DOM: 1

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	63.64 M2/685 SF
Use:		Fin Bsmnt:	53.88 M2/580 SF
Style:	BLEVL	Lot Front:	8.53 M/28 F
Yr Built/Age:	1981/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,091.10	Tax Yr:	17
Ed Tax:	$1,478.92	Imprv:	$154.35
Spc Lvy:		Payout:	
Linc #:	008R007510400		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 4 BDA: 2 TBD: 3 Baths: F1/H1

Remarks & Directions

Remarks: Offers Tuesday Aug 8 th/17. Immaculate bi-level with large double detached garage. Quiet bay off Alburg in River Park South. Hardwoods in living-room dining room. Kitchen is open to good size dining room. Living-room is very spacious. Updated main bath with new tile around tub and floor tile. 2 good size bedrooms up with large 3rd legal bedroom in lower level. All newer carpets in lower level, 2 pce bath Great size rec-room with lots of light and good size windows. All Newer windows thru. The yard is fully fenced with large patio and excellent double garage with garage opener. Appliances, drapes and blinds are included and possession is flexible. Great location close to bus and transportation. This is a quiet small street just off Alburg,

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	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 Detached		
Remodel:	Flooring, Windows		
Site Influ:	Fenced, Paved Lane, Low maintenance landscaped, Landscaped patio		
Features:	Air Conditioning-Central, No Pet Home, Patio		
Gds Incl:	Blinds, Dryer, Refrigerator, Garage door opener, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13.46X11	Kitchen	M	7.97X7	Master Bedroom	M	10.45X11
Bedroom	M	11.48X8.01	Bedroom	L	11X10.43	Family Room	L	13.78X11.16
Four Piece Bath	M		Two Piece Bath	L				

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

18 Gascon Road , Winnipeg R2M 4X7 List Date: 07/30/2017 List Price: $329,900

MLS®: 1720325 Status: Active DOM: 2

Area: 2E Nghbrhd: Meadowood

Property Type

Type:	RD	Liv Area:	100.15 M2/1,078 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	SP3L	Lot Front:	15.24 M/50 F
Yr Built/Age:	1975/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,635.56	Tax Yr:	2017
Ed Tax:	$1,693.61	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R005033800		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Showings start Wed Aug 2, Offers Tues Aug 8 @ 7pm. Absolutely STUNNING 3 bedroom, 2 bathroom home in a family friendly, quiet neighbourhood! As soon as you walk in, you are greeted into the large living room with polished maple hardwood flooring, plenty of natural light and the elegance of style! The dining room is ready for family gatherings with open concept to the living room for entertaining! The eat-in kitchen has brand new Quartz countertops & backsplash, all appliances and great storage space. The upstairs you will find a 4 pce bath and 3 bedrooms with exquisite design. The lower level rec room is perfect for relaxing for a movie night or workout space with 3 pce bath as well! Step outside to your own oasis with a private patio. Perfect place to unwind! Upgrades include: Siding, Patio/Sod & Fence, Doors & Trim (2016), Most Flooring (2015), Roof & R50 Attic, Windows (2007). Great schools, transit & shopping nearby! This home could be where your story begins!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric
Gas:		Hydro:	

Parking: Double Attached, Oversized; Enclsd: 2

Remodel: Bathroom, Flooring, Kitchen

Site Influ: Fenced, Low maintenance landscaped, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, Ceiling Fan, Hood Fan, No Smoking Home, Patio

Gds Incl: Blinds, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Stove, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	17.3X12	Dining Room	M	9.6X8.5	Eat-In Kitchen	M	12.9X12.5
Master Bedroom	U	13X12.3	Bedroom	U	10.5X8	Bedroom	U	9.5X8.2
Recreation Room	L	17.7X15.3	Laundry Room	L		Four Piece Bath	U	
Three Piece Bath	L							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

76 Sterling Avenue , Winnipeg R2M 2R7 List Date: 07/29/2017 List Price: $379,900

MLS®: 1718153 Status: Active DOM: 1

Area: 2E Nghbrhd: Meadowood

Property Type

Type:	RD	Liv Area:	182.65 M2/1,966 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BLEVL	Lot Front:	13.41 M/44 F
Yr Built/Age:	1981/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,145.39	Tax Yr:	2017
Ed Tax:		Imprv:	$244.16
Spc Lvy:		Payout:	
Linc #:	008R004489300		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 8 BDA: 4 TBD: 4 Baths: F2/H0

Remarks & Directions

Remarks: S/S Tuesday Aug 1. Offers anytime! Pride of ownership is evident in this family home. Living room with hardwood floors, custom wood cabinets and shelving with cultured stone surrounding the gas fireplace. Sunny living room and kitchen area with skylights and garden doors leading to the fabulous deck and backyard to enjoy. Stainless steel appliances, large windows and counter bar for open concept when entertaining. Upper level has 2 good sized bedrooms with closets, full 4pc bathroom, hall pantry & linen closet. This property is unique. The rec room, laundry and bedrooms have large windows to allow plenty of sunlight. One side of the garage renovated to make into a bedroom/"jam room". Numerous updates include: PVC windows, HE furnace, weeping tile, blue skin waterproof membrane with frost cushion, A/C, roof and shingles, appliances and so much more! All appliances included with built in TV. Visit Virtual Tour and call today!

Dir/GPS:

General Information

Basement:	See remarks		B Dev:		
FP Type/Fuel:	Stone/Gas		# FP:	Zoning:	R1
Lot Dim:		Shape: Normal	Acres:	Hectares:	
Frnt Exp:	N	Survey:	Fndtion:	See remarks	
Exterior:	Stucco, Vinyl		Cnstrct:	Wood Frame	
Roof:	Shingle		Water:	Municipal/Community	
Flooring:	Vinyl, Wood		Sewer:	Municipal/Community	
Heating:	Baseboard, Forced Air		H Fuel:	Natural gas	
Gas:			Hydro:		

Parking: Single Attached; Enclsd: 1; Dim: 21.x 11.10

Remodel: Bathroom, Flooring, Furnace, Other remarks, Windows

Site Influ: Fenced, Low maintenance landscaped, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, One Balcony, High-Efficiency Furnace, Skylight

Gds Incl: Dryer, Dishwasher, Refrigerator, Garage door opener, Microwave, See remarks, Stove, Window Coverings, Washer

Gds Excl: none

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	U	12X21.4	Eat-In Kitchen	U	16.3X10.9	Master Bedroom	U	12X8.1
Bedroom	U	12X10.6	Four Piece Bath	U		Bedroom	M	16.4X10.9
Bedroom	M	19.8X11	Recreation Room	M	20X11.4	Three Piece Bath	M	
Laundry Room	M	11.5X11.1						

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

14 Thornewood Avenue , Winnipeg R2N1K5 List Date: 07/28/2017 List Price: $339,900
MLS®: 1720243 Status: Active DOM: 4
Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	141.40 M2/1,522 SF
Use:		Fin Bsmnt:	35.30 M2/380 SF
Style:	SP4L	Lot Front:	15.85 M/52 F
Yr Built/Age:	1981/Older	Lot Dpth:	36.58 M/120 F
New Const:	No	Lot Area:	579.71 M2/6,240 SF
Tax Amt:	$3,859.61	Tax Yr:	2017
Ed Tax:	$1,800.95	Imprv:	$283.40
Spc Lvy:		Payout:	
Linc #:	008R007341000		
Schl Div:	W51		
Legal:	Lot:11 Blk:13 Plan:13874		
Add Lgl:			
RMA:	4 BDA: 3 TBD: 4	Baths:	F2/H0

Remarks & Directions

Remarks: SS MON JULY 31. OTP AUG 3RD. FOR QUICKER CONFIRMATION OF YOUR SHOWING PLEASE TEXT ALANA AT 204 -898-9690. GORGEOUS RIVER PARK SOUTH HOME THAT HAS ALL THERE IS TO OFFER. LOCATED ON A QUIET STREET, THIS SPACIOUS 4 BEDROOM HOME HAS VAULTED CEILINGS, A VERY LARGE LOT AND A HUGE BACKYARD WITH MATURE TREES AND AN 11X16 WORKSHOP THIS HOME HAS BEEN VERY WELL MAINTAINED OVER THE YEARS, PERFECT FOR A GROWING FAMILY. *GREAT LOCATION* UPGRADES INCLUDE WINDOWS, NEWER A/C, FACIA/SOFFITS, FLOORING 3 BEDS UP AND 1 ON THE LOWER LEVEL. PLEASE BOOK YOUR APPOINTMENT TODAY!

Dir/GPS:

General Information

Basement:	Crawl space	B Dev:	Fully Finished
FP Type/Fuel:	Glass Door, Marble fac/Gas	# FP:	Zoning: R1
Lot Dim:	Shape: Normal	Acres:	Hectares:
Frnt Exp:	Survey:	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:		Hydro:	

Parking: Front Drive Access, Paved Driveway
Remodel: Exterior, Flooring, Windows
Site Influ: Fruit Trees/Shrubs, Landscaped patio, No Back Lane, Playground Nearby, Private Setting, Shopping Nearby, Public Transportation
Features: Air Conditioning-Central, Deck, No Smoking Home, Porch, Smoke Detectors
Gds Incl: Dishwasher, Refrigerator, Stove
Gds Excl: WASHER, DRYER
Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Eat-In Kitchen	M	14.75X13.33	Family Room	L	14.25X12.83	Den	L	13.83X9.67
Master Bedroom	U	13.58X12	Bedroom	U	11.5X8	Bedroom	U	10X7.17
Bedroom	L	12X12	Office	L	8.5X8.25	Other	L	9.17X6.08
Four Piece Bath	U		Four Piece Bath	L				

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

308 Burland Avenue , Winnipeg R2N2T1 List Date: 07/28/2017 List Price: $329,900

MLS®: 1720203 Status: Active DOM: 4

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	117.43 M2/1,264 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	
Yr Built/Age:	1985/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,675.79	Tax Yr:	2017
Ed Tax:	$1,741.31	Imprv:	$218.00
Spc Lvy:		Payout:	
Linc #:	008R007950400		
Schl Div:	W51		
Legal:	Lot:3 Blk:1 Plan:18676		
Add Lgl:	LBP 3 1 18678 137/140 ST N		
RMA:	6 BDA: 3 TBD: 3	Baths:	F2/H1

Remarks & Directions

Remarks: No Way! You have got to be kidding me! Two storey home in beautiful River Park South, this stunning 1264 square foot,3 bedroom, 2.5 bathroom house boasts gleaming maple hardwood floors throughout the main level, along with plush carpeted stairs, landings and laminate hardwood flooring in all three bedrooms. Step into the beautiful three seasons room, and enjoy the backyard view. A gorgeous low maintinece landscaped backyard, with a large deck, concrete patio and built in salt water hot tub, is perfect for entertaining during the summer and fall months. Two sheds on the property, one converted into a workshop, perfect for all you do it yourselfers. Situated right by the corner of Paddington and Burland, with access to several elementary schools, day care centers, parks, and a main bus route. This place has it all! So dont wait any longer, and come down before someone snags this beauty!!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick, Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Tile, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access, No Garage; Enclsd: 0; Ttl: 4		
Remodel:			
Site Influ:	Low maintenance landscaped, Landscaped deck, No Back Lane, Shopping Nearby		
Features:	Air Conditioning-Central, Monitored Alarm, Deck, Hood Fan, Hot Tub, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump, Sunroom, Workshop		
Gds Incl:			
Gds Excl:	furnishings		
Rnt Eqp:	Alarm: $25 Monthly;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Two Piece Bath	M		Four Piece Bath	U		Three Piece Bath	B	
Living Room	M	11.42X13	Sunroom	M	13.42X15.75	Eat-In Kitchen	M	20.92X10.17
Laundry Room	B	17.58X10	Recreation Room	B	14.17X11.75	Bedroom	U	12.33X9.25
Bedroom	U	12.33X11.33	Master Bedroom	U	13.42X12.92			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

95 MOORE Avenue , Winnipeg R2M 2C3

List Date: 07/26/2017 List Price: $329,900

MLS®: 1720109 Status: Active DOM: 6

Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	137.50 M2/1,480 SF
Use:		Fin Bsmnt:	31.59 M2/340 SF
Style:	TWO	Lot Front:	16.76 M/55 F
Yr Built/Age:	1968/	Lot Dpth:	30.18 M/99 F
New Const:	No	Lot Area:	504.56 M2/5,431 SF
Tax Amt:	$3,876.00	Tax Yr:	17
Ed Tax:		Imprv:	$300.00
Spc Lvy:		Payout:	
Linc #:	008R003326200		
Schl Div:	W51		
Legal:	Lot:29 Plan:9702		
Add Lgl:	DGS 42 St Vital		
RMA:	7 BDA: 4 TBD: 4	Baths:	F1/H2

Remarks & Directions

Remarks: OFFERS Thur. Aug. 3, 8:00 pm.Long time owner w/Pride of Ownership! Completely Upgraded. Stunning Remod MAPLE KITCHEN w/Island w/breakfast bar, under cabinet liting,B/I Dshwr,Maytag range, Fridge w/bottom freezer,corner china cabinet, soft close drawers & cab doors, computer desk,over the range Micro,tile backsplsh & big wdw looking out to the backyard.Remod 2 pce on the Mn floor.INSIDE entry to the Attached garage.L-shaped Lr-Dr. Huge Living rm w/oak hardwood floors.Dining rm w/oak HWD, & garden doors to a large deck (14'X18') Spacious front foyer. Oak hardwood in all Brms. Generous MBR w/remod 2 pce. Enste & walk-in closet.Plus 3 more Brms.Remod.4 pce Main bath.Very cozy Rec rm w/electric fire place & cedar closet.Utility rm w/gas dryer/washer, 2nd fridge & laundry sink. Attached garage has an insulated overhead door & opener. Fully fenced backyard w/mature landscaping. PVC Wdws.This is a Classic family home located within walking distance to all level of Schools.AAA

Dir/GPS: Off Dunkirk

General Information

Basement:	Full			B Dev:	Fully Finished, Insulated
FP Type/Fuel:	Brick Facing/Electric			# FP:	1
Lot Dim:		Shape:	Normal	Acres:	
Frnt Exp:	S	Survey:	Y/1977	Fndtion:	Concrete
Exterior:	Wood Siding			Cnstrct:	Wood Frame
Roof:	Shingle			Water:	Municipal/Community
Flooring:	Vinyl, Wood			Sewer:	Municipal/Community
Heating:	Baseboard, Forced Air			H Fuel:	Electric, Natural gas
Gas:	Budget $65.00/M			Hydro:	Actual $914.00/Y

Zoning: R1

Hectares:

Parking: Single Attached, Front Drive Access, Garage door opener, Plug-In, Paved Driveway; Enclsd: 1; Ttl: 2; Dim: 13'X22'

Remodel: Bathroom, Insulation, Kitchen, Windows

Site Influ: Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped deck, No Back Lane, Paved Street, Public Transportation

Features: Air Conditioning-Central, Microwave built in, No Pet Home, No Smoking Home, Security Window Bars

Gds Incl: Blinds, Dryer, Dishwasher, Two Fridges, Garage door opener, Garage door opener remote(s), Storage Shed, Stove, Window Coverings, Washer

Gds Excl: 1 Kit bar stool, chest freezer in the Utility rm.

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	20.17X11.75	Dining Room	M	10X11	Kitchen	M	11.58X11.08
Two Piece Bath	M		Master Bedroom	U	11X15.75	2 Piece En Bath	U	
Bedroom	U	10.75X9.75	Bedroom	U	8.58X9	Bedroom	U	11.83X8
Four Piece Bath	U		Recreation Room	B	15.67X21.75	Utility Room	B	12X11.42

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

98 Arden Avenue , Winnipeg R2M 2K2 List Date: 07/26/2017 List Price: $285,000

MLS®: 1717115 Status: Active DOM: 1

Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	96.62 M2/1,040 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1964/Older	Lot Dpth:	33.53 M/110 F
New Const:	No	Lot Area:	
Tax Amt:	$3,221.10	Tax Yr:	2017
Ed Tax:	$1,484.89	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R004024300		
Schl Div:	W51		
Legal:			
Add Lgl:	LBP 31 23387 45/46 ST V		
RMA:	5 BDA: 3 TBD: 3	Baths:	F1/H0

Remarks & Directions

Remarks: SS August 1st_OPEN HOUSE WED Aug 2nd (6-7:30pm) and Sunday Aug 6th (2-4pm)_OTP August 7th NOON. Welcome to Grandma's house! Lovingly cared for by original owner since 1964. This home is straight and solid, ready for some of the pretty updates you would like to make. The bones are great and a with a few cosmetic updates, you can call it your own. Newer doors, windows, shingles, furnace, exterior and interior paint and flooring. All appliances included. Easy to show!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Unfinished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	

Parking: Front Drive Access, Parking Pad, Plug-In, Paved Driveway

Remodel: Exterior, Flooring, Furnace, Insulation, Other remarks, Windows

Site Influ: Playground Nearby, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No Smoking Home

Gds Incl: Dryer, Refrigerator, Stove, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	18.92X12.67	Eat-In Kitchen	M	16.58X7.67	Master Bedroom	M	13X10.08
Bedroom	M	9.5X9.83	Bedroom	M	8.5X10.67	Four Piece Bath		

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

189 Whitley Drive , Winnipeg R2n-1e5 List Date: 07/26/2017 List Price: $284,900

MLS®: 1719957 Status: Active DOM: 6

Area: 2E Nghbrhd: Meadowood

Property Type

Type:	RD	Liv Area:	96.62 M2/1,040 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	16.76 M/55 F
Yr Built/Age:	1978/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,686.49	Tax Yr:	17
Ed Tax:	$1,705.53	Imprv:	$299.75
Spc Lvy:		Payout:	
Linc #:	008R005578300		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: SS thursday July 27 th, and offers presented Thurs Aug 3rd. Open House Sunday 300-430 3 bedroom bungalow in excellent St Vital location backing onto park. Features Hardwood floors in living room and dinning room and newer carpet in bedrooms (2017). Renovated kitchen (2017), upgraded main bath with double sinks. Newer HWT and Hi -E furnace in 2016. Finished rec-room area in basement with 3 piece bathroom.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Concrete wall
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Cork, Wall-to-wall carpet, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access		
Remodel:	Bathroom, Furnace, Kitchen, Other remarks		
Site Influ:	Park/reserve		
Features:	Air Conditioning-Central, Main floor full bathroom		
Gds Incl:	Storage Shed		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	20.25X13.5	Kitchen	M	11.33X11.5	Master Bedroom	M	12.08X11.5
Bedroom	M	9.5X8.17	Bedroom	M	10.17X7.75	Dining Room	M	9.5X8.17
Recreation Room	B	22X14	Office	B	14X12	Laundry Room	B	16X12
Five Piece Bath	M		Three Piece Bath	B				

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

21 River Road , Winnipeg R2M 3Z1 List Date: 07/26/2017 List Price: $339,900
MLS®: 1719954 Status: Active DOM: 6
Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	173.36 M2/1,866 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	16.76 M/55 F
Yr Built/Age:	1963/Older	Lot Dpth:	39.01 M/128 F
New Const:	No	Lot Area:	
Tax Amt:	$4,217.96	Tax Yr:	2017
Ed Tax:	$1,944.07	Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	008R003390500		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 9 BDA: 4 TBD: 4 Baths: F2/H1

Remarks & Directions

Remarks: SS NOW, OFFERS AUG 1st @ 6PM* O/H JULY 29 & 30 12-2pm, This magnificent family home is situated on a mature lot, a fabulous tree-lined street, and is close to St. Vital Park, transportation, shopping & the U of M! As you enter the home, you are greeted by a large foyer, gleaming hardwood floors throughout, & the feeling of HOME! The main floor layout is absolutely perfect & feats a massive living area, beautiful dining area w/built-in electric fireplace, 2-piece bath, large open concept eat-in kitchen w/bay window & breakfast bar, & an additional family room! The abundance of windows let in so much natural light! Patio doors lead to an enchanting fenced backyard oasis w/large deck, incredible garden & SO MUCH MORE! WOW! Upstairs you will find the 2nd floor laundry, updated 4-piece bath, & 4 BEDROOMS, incl the giant master w/access to a private balcony overlooking the trees & front yard. The basement is fully finished w/3-piece bath, storage/mechanical rm, spare room & rec-room. Large Double-tandem garage!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Other-Remarks, Stone, Stucco	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 Attached, Tandem Garage, Front Drive Access, Garage door opener, Paved Driveway
Remodel:
Site Influ: Fenced, No Back Lane, Park/reserve, Paved Street, Private Setting, Shopping Nearby, Public Transportation, Treed Lot
Features: Air Conditioning-Central, Deck, Ceiling Fan, No Pet Home, No Smoking Home
Gds Incl: Blinds, Dryer, Dishwasher, Refrigerator, Two Fridges, Garage door opener, Garage door opener remote(s), Microwave, Stove, Window Coverings, Washer
Gds Excl:
Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	12.5X18.9	Family Room	M	12.5X14	Two Piece Bath	M	
Dining Room	M	10X13	Eat-In Kitchen	M	10X18.5	Four Piece Bath	U	
Laundry Room	U		Master Bedroom	U	12.8X14.6	Bedroom	U	9X10.5
Bedroom	U	10X12.8	Bedroom	U	10.2X12.5	Recreation Room	B	14X15.5
Storage Room	B		Den	B	7.8X13.9	Three Piece Bath	B	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

162 St Vital Road , Winnipeg R2M 2A2 List Date: 07/25/2017 List Price: $296,000

MLS®: 1719904 Status: Active DOM: 7

Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	97.92 M2/1,054 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	17.07 M/56 F
Yr Built/Age:	1960/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,526.15	Tax Yr:	17
Ed Tax:	$1,622.04	Imprv:	$305.20
Spc Lvy:		Payout:	
Linc #:	008R003430000		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Great St Vital location in Pulberry short walk to River Road and Victoria Crescent. Owners for over 50 years. 1054SF 3bedroom 1 bath bungalow with a fully finished basement. Wood burning fireplace in LR. Well maintained home with south facing fenced back yard, double detached garage, and side concrete driveway.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	1
Lot Dim:	Shape:	Acres:	Zoning: R1 / Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stone, 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 Detached, Front Drive Access, Paved Driveway; Dim: 24x24

Remodel:

Site Influ: Fenced, Landscaped patio, Treed Lot

Features: Main floor full bathroom, No Pet Home, No Smoking Home

Gds Incl: Alarm system, Blinds, Dryer, Refrigerator, Freezer, Stove, Window Coverings

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.25X13	Eat-In Kitchen	M	17.17X16	Master Bedroom	M	12.33X11.58
Bedroom	M	9.25X9	Bedroom	M	11.5X9.08	Recreation Room	L	22X17.25
Office	L	7.75X6.75	Utility Room	L	16X14	Laundry Room	L	11.17X8.33
Four Piece Bath	M							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

33 Silverdale Crescent , Winnipeg R2N1A9 List Date: 07/25/2017 List Price: $118,900

MLS®: 1719870 Status: Active DOM: 7

Area: 2F Nghbrhd: South Glen

Property Type

Type:	MH	Liv Area:	112.97 M2/1,216 SF
Use:	Year-round	Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1985/	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$.00	Tax Yr:	0
Ed Tax:		Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	8959000080441		
Schl Div:	St Vital		
Legal:			
Add Lgl:			

RMA: 7 BDA: 2 TBD: 2 Baths: F2/H0

Remarks & Directions

Remarks: Offers as they come. Living area measurements approximate +/- jogs. Welcome to the friendly Southglen mobile home community! This spacious home offers a large master bedroom with full en suite bathroom, eat in kitchen, sunken living room with wood burning fireplace, central air, fenced yard with mature trees and a large porch. Recently updated eavestroughs (2016), water tank (2016), and brand new electric furnace (2017). Monthly fee of $512.95 includes taxes, garbage pick up, license fee, water, use of private pool and clubhouse. Don't miss this great starter or retirement home opportunity!! All offers subject to park approval within 5 business days.

Dir/GPS:

General Information

Basement:	None		B Dev:		
FP Type/Fuel:	Stone/Wood		# FP:	1	Zoning:
Lot Dim:		Shape:	Acres:		Hectares:
Frnt Exp:		Survey:	Fndtion:	See remarks	
Exterior:	Metal, Vinyl, Wood Siding		Cnstrct:	Wood Frame	
Roof:	Metal		Water:	Municipal/Community	
Flooring:	Wall-to-wall carpet, Vinyl		Sewer:	Municipal/Community	
Heating:	Forced Air		H Fuel:	Electric	
Gas:			Hydro:		
Parking:	Front Drive Access; Ttl: 2				
Remodel:	Furnace				
Site Influ:	Fenced, Playground Nearby, Public Swimming Pool, Shopping Nearby, Treed Lot				
Features:	Air Conditioning-Central, Monitored Alarm, Deck, Main floor full bathroom, Porch				
Gds Incl:	Alarm system, Blinds, Dryer, Dishwasher, Refrigerator, Microwave, Storage Shed, Stove, Window Coverings, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.33X21.37	Eat-In Kitchen	M	12.42X9.5	Den	M	7.33X13.25
Master Bedroom	M	14.7X13.83	Bedroom	M	9.54X12.41	Mudroom	M	11X7.16
Laundry Room	M	5.75X5	4 Piece En Bath	M		Three Piece Bath	M	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

10 TRITON Bay , Winnipeg R2M 2E9 List Date: 07/25/2017 List Price: $324,900
MLS®: 1719800 Status: Active DOM: 7
Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	98.11 M2/1,056 SF
Use:		Fin Bsmnt:	
Style:	BNG	Lot Front:	18.29 M/60 F
Yr Built/Age:	1960/	Lot Dpth:	35.05 M/115 F
New Const:	No	Lot Area:	
Tax Amt:	$3,547.95	Tax Yr:	2017
Ed Tax:		Imprv:	$327.00
Spc Lvy:		Payout:	
Linc #:	008R003599500		
Schl Div:	W51		
Legal:	Lot:14 Blk:12 Plan:7067		
Add Lgl:			
RMA:	5 BDA: 3 TBD: 4	Baths:	F2/H0

Remarks & Directions

Remarks: Exceptional opportunity: Updated 1056 sq ft bungalow backing onto green space in sought after quiet bay location. Main floor features open design w/ refinished hardwood floors. Updated maple kitchen offers plenty of cabinet & counter space, dual sink & deep pantry. Plenty of natural light through updated bay window. 3 generous size bedrooms on main. Modern finished basement has large family room & rec room, 4th bedroom (window does not meet code for egress) & gorgeous bathroom w/ walk-in tiled shower. Additional updates include: windows, shingles, high efficient furnace, composite siding, hot water tank & maintenance free soffits & fascia. Central air conditioning. Appliances included in sale. Large 60' lot offers fully fenced yard w/ patio area & privacy from mature trees. Plenty of room for a garage. The location, backing onto green space, is an exceptional feature. Close to St Vital Park, short walk to schools & all amenities. A fantastic home!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick & Siding, Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access		
Remodel:	Bathroom, Exterior, Furnace, Kitchen, Other remarks, Windows		
Site Influ:	Fenced, Landscaped patio, Paved Street, Playground Nearby, Private Setting, Shopping Nearby, Public Transportation, Treed Lot		
Features:	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, Patio, Sump Pump		
Gds Incl:	Dryer, Dishwasher, Refrigerator, Freezer, Microwave, Storage Shed, Stove, Window Coverings, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living/Dining room	M	22.5X11.75	Kitchen	M	13.75X11.5	Master Bedroom	M	12X10.25
Bedroom	M	12X10.25	Bedroom	M	12X8.25	Family Room	L	21.67X11.75
Recreation Room	L	13X13	Bedroom	L	10.5X8.83	Four Piece Bath	M	
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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

27 Strand Circle , Winnipeg R2N1N3 List Date: 07/22/2017 List Price: $314,900
MLS®: 1719624 Status: Active DOM: 10
Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	102.84 M2/1,107 SF
Use:		Fin Bsmnt:	102.84 M2/1,107 SF
Style:	BNG	Lot Front:	10.97 M/36 F
Yr Built/Age:	1979/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,393.47	Tax Yr:	2017
Ed Tax:		Imprv:	$196.20
Spc Lvy:		Payout:	
Linc #:	008R007603200		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 6 BDA: 3 TBD: 4 Baths: F2/H0

Remarks & Directions

Remarks: Gorgeous Family Home, Located in the heart of River Park South! Walking distance to all 3 levels of school! Some of the best schools in the city are just minutes away! Close to Parks/Playgrounds, Bus Routes, St Vital Mall+Movie Theatre! Grocery stores, Banks, Shops, Restaurants. U of M. The Perimeter Hwy, you name it... It's all here! 4 Spacious Bedrooms, 2 Full Baths! Tons of great updates throughout! Many Newer White PVC Windows throughout! Newer Shingles, Newer Hi Efficiency Furnace+Hot Water Tank installed in (2013). Newer high end Stainless Steel+Black Kitchen Appliances, and LG Front Load Washer+Dryer(2013)included as well! Newer flooring, trim, paint+lighting throughout! Upgraded Electrical. Real Wood Burning Fireplace. Open concept kitchen/dining room, living room area with high ceilings in the main room upstairs! Cozy fenced in backyard with a large deck, Vegetable+Flower Garden. As well as a large storage shed! Great neighbourhood! CALL NOW TO BOOK YOUR PRIVATE VIEWING TODAY! WON'T LAST LONG!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Glass Door/Wood	# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick, Wood Siding	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Tile, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access; Ttl: 2		
Remodel:	Bathroom, Electrical, Flooring, Furnace, Windows		
Site Influ:	Fenced, Vegetable Garden, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home		
Gds Incl:	Blinds, Dryer, Dishwasher, Refrigerator, Microwave, Storage Shed, Stove, Window Coverings, Washer		
Gds Excl:	Freezer in Basement		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	18.3X12.6	Dining Room	M	12.9X8	Kitchen	M	16X9
Master Bedroom	M	13.2X10.6	Bedroom	M	9X9	Bedroom	M	13X9
Recreation Room	B	24.6X11.8	Bedroom	B	20.7X8.5	Utility Room	B	17.1X11.9
Storage Room	B	12.2X5.1	Three Piece Bath	B	8.5X6.2	Four Piece Bath	M	9.7X5

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

760 Ashworth Street , Winnipeg R2N 4C3 List Date: 07/21/2017 List Price: $359,000

MLS®: 1719297 Status: Active DOM: 11

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	104.42 M2/1,124 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	10.36 M/34 F
Yr Built/Age:	1999/	Lot Dpth:	33.53 M/110 F
New Const:	No	Lot Area:	
Tax Amt:	$4,116.76	Tax Yr:	2017
Ed Tax:	$1,979.85	Imprv:	$185.30
Spc Lvy:		Payout:	
Linc #:	008R007875500		
Schl Div:	W51		
Legal:			
Add Lgl:			
RMA:	6 BDA: 3 TBD: 4	Baths:	F3/H0

Remarks & Directions

Remarks: <<<<<OFFER AS RECEIVED. >>> <<WELCOME TO 760 ASHWORTH ST.>> PERFECT FAMILY HOME IN FAMILY FRIENDLY NEIGHBOURHOOD !!! This 3 bedrooms 2 full baths GEORGEOUS BUNGALOW offers nice and bright lay-out sure to impress. FEATURING VAULTED CEILINGS THROUGHOUT THE MAIN FLOOR. Open concept living room, dining and kitchen floor plan....Total 3 bedrooms on the main floor and master bedroom with 3 PC Ensuite. Finished lower level has huge rec room to have friends and parties.. there is 4th bedroom and a 4pc bath and a laundry room with plenty of storage space in the basement to check marked your wishlist..! WAIT THERE IS MORE..A corner lot home with an immaculate yard with fenced back yard, deck, storage shed and a double car parking pad too...UPGRADED A/C 2016...THIS IS IT!! CLOSE TO ALL LEVEL OF SCHOOLS, PLAYGROUNDS, PUBLIC TRANSPORTATION, SHOPPING AND FAMILY FRIENDLY NEIGHBOURHOOD...A MUST SEE HOME.....

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	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:	No Garage, Parking Pad, Rear Drive Access; Ttl: 2		
Remodel:			
Site Influ:	Back Lane, Paved Lane, Landscaped deck, Other/remarks, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, Hood Fan, High-Efficiency Furnace, No Pet Home, No Smoking Home, Patio, Smoke Detectors, Sump Pump		
Gds Incl:	Blinds, Dryer, Dishwasher, Refrigerator, Storage Shed, Stove, Window Coverings, Washer		
Gds Excl:	NONE		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	12X12.5	Dining Room	M	7X13.5	Eat-In Kitchen	M	11.5X11.83
Master Bedroom	M	10.5X13	Bedroom	M	8X12.5	Bedroom	M	9.25X11.25
Bedroom	B	10.5X12.5	Recreation Room	B	16.25X23.83	Four Piece Bath	M	
3 Piece En Bath	M		Four Piece Bath	B				

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

661 John Forsyth Road , Winnipeg R2N 4L9 List Date: 07/20/2017 List Price: $399,900

MLS®: 1719450 Status: Active DOM: 12

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	153.75 M2/1,655 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	13.72 M/45 F
Yr Built/Age:	2003/	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$4,908.98	Tax Yr:	2017
Ed Tax:	$2,361.51	Imprv:	$219.64
Spc Lvy:		Payout:	
Linc #:	008R020923800		
Schl Div:	W51		
Legal:			
Add Lgl:	LBP 16 40405 140 ST N		

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

Remarks & Directions

Remarks: Move in and enjoy this 3 bedroom 3 bathroom two storey home that is sure to impress! Bright and spacious great room plan with hardwood floors, gas fireplace, island kitchen with tile back-splash. Dining room with patio doors to deck, fenced south exposure yard with shed. Fully finished rec-room, c/air, 5 appliances included and more!! Meticulously maintained and tasteful decor throughout! One fine home!!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	N Survey:	Fndtion:	Concrete
Exterior:	Brick, Stucco, Vinyl	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: Double Attached, Front Drive Access, Garage door opener, Paved Driveway

Remodel:

Site Influ: Fenced, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot

Features: Air Conditioning-Central, Deck, Hood Fan, High-Efficiency Furnace, No Smoking Home, Smoke Detectors, Sump Pump

Gds Incl: Blinds, Dryer, Dishwasher, Refrigerator, Garage door opener, Storage Shed, Stove, Window Coverings, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Dining Room	M	12X9	Eat-In Kitchen	M	14.33X9.42	Family Room	M	16.5X13.5
Master Bedroom	U	14X13.75	Bedroom	U	13.58X10.25	Bedroom	U	11.25X9.42
Recreation Room	B	22X15	Recreation Room	B	14X10	Two Piece Bath	M	
Four Piece Bath	U		4 Piece En Bath	U				

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

57 St Vital Road , Winnipeg R2M1Z4 List Date: 07/19/2017 List Price: $299,900

MLS®: 1719397 Status: Active DOM: 13

Area: 2C Nghbrhd: Norberry

Property Type

Type:	RD	Liv Area:	107.40 M2/1,156 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1956/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,849.45	Tax Yr:	2017
Ed Tax:	$1,771.13	Imprv:	$332.45
Spc Lvy:		Payout:	
Linc #:	008R002971500		
Schl Div:	W51		
Legal:	Lot:10 Blk:1 Plan:6227		
Add Lgl:	LBP 10 1 6227 39/40 ST V		
RMA:	6 BDA: 3 TBD: 3	Baths:	F2/H0

Remarks & Directions

Remarks: Solid established home with lots of potential (1156 sq ft). Great central location close to all levels of schooling and St Vital park. Spacious back yard with mature trees and room for RV parking. Hardwood floors under carpet. High efficient furnace & central air. Newer 35 year shingles Energy efficient upgraded windows. Double detached garage (24 ft x 24 ft, 9 ft ceiling). 3 bedrooms, 1 bath with tub upstairs. Finished basement, 1 bath with shower, no tub, workshop.

Dir/GPS:

General Information

Basement:	Full		B Dev:	Fully Finished	
FP Type/Fuel:			# FP:	Zoning:	R1
Lot Dim:		Shape:	Acres:	Hectares:	
Frnt Exp:		Survey:	Fndtion:	Concrete	
Exterior:	Brick, Stucco		Cnstrct:		
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 Detached, Oversized, Rear Drive Access; Enclsd: 2; Ttl: 5

Remodel:

Site Influ: Golf Nearby, Back Lane, Landscape, Shopping Nearby, Treed Lot

Features: Bar dry, High-Efficiency Furnace, Security Window Bars, Smoke Detectors, Workshop

Gds Incl: Dryer, Refrigerator, Stove, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Four Piece Bath	M		Three Piece Bath	B		Living Room	M	16.58X12.42
Dining Room	M	10.58X7.75	Eat-In Kitchen	M	19.33X9.42	Bedroom	M	9.25X11
Bedroom	M	10X8.08	Master Bedroom	M	13.75X10.5	Recreation Room	B	23.5X30.92

	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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

186 St Michael Road , Winnipeg R2M2K9 List Date: 07/19/2017 List Price: $329,900

MLS®: 1719252 Status: Active DOM: 13

Area: 2C Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	98.94 M2/1,065 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	18.29 M/60 F
Yr Built/Age:	1973/Older	Lot Dpth:	30.48 M/100 F
New Const:	No	Lot Area:	
Tax Amt:	$3,997.94	Tax Yr:	2017
Ed Tax:		Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	008R003869000		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: RARELY available bungalow in the Pulberry, one of the most DESIRABLE areas of Winnipeg. 1065 square feet, 3 bedroom, 2 bathroom, finished basement, single attached garage AND a newer double detached garage! This may be one of the BEST kept homes on the market. PRIDE of ownership shows in this home. Backing onto a HUGE GREEN SPACE! This is the home that you have been waiting for. ACT FAST, this home WILL NOT LAST LONG.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Stone/Wood	# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete, Not known
Exterior:	Brick, 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:	Single Attached, Double Detached		
Remodel:			
Site Influ:	Playground Nearby, Shopping Nearby		
Features:			
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	12X13	Eat-In Kitchen	M	17.1X8	Dining Room	M	12X9
Master Bedroom	M	14X9.8	Bedroom	M	11.9X8.1	Bedroom	M	9.1X8.6
Recreation Room	B	22X15	Office	B	8.9X6.4	Four Piece Bath	M	
Three Piece Bath	B							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

57 Burland Avenue , Winnipeg R2N 2X5 List Date: 07/19/2017 List Price: $324,900

MLS®: 1719224 Status: Active DOM: 13

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	90.86 M2/978 SF
Use:	Year-round	Fin Bsmnt:	.00 M2/ SF
Style:	BLEVL	Lot Front:	11.28 M/37 F
Yr Built/Age:	1984/Older	Lot Dpth:	33.22 M/109 F
New Const:	No	Lot Area:	
Tax Amt:	$3,151.09	Tax Yr:	2016
Ed Tax:	$1,836.73	Imprv:	$203.83
Spc Lvy:		Payout:	
Linc #:	008R007799200		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 6 BDA: 2 TBD: 4 Baths: F2/H0

Remarks & Directions

Remarks: S/S Now, Offer presented as received. Welcome to 57 Burland Located in the heart of River Park South, this 4 bed, 2 bath family home offers many features inside and out, Including Hwd floors throughout out main floor. The open and bright living and dining area leads into the spacious kitchen which offers an abundance of counter space and storage furnished with stainless steel appliances. The finished lower lever boast with large Rec room, 4-piece bath with tub, 2 large bedroom and an abundance of storage. The low maintenance back yard comes with a large 2 season Sunroom and ample patio space for family BBQ's and access to a large Double detached garage. Upgrades include flooring, newer windows and numerous finishing touches. Located minutes to Samuel Burland School, St. Vital Centre and transit.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	

Parking: Double Detached; Enclsd: 2; Ttl: 3

Remodel: Bathroom, Furnace, Windows

Site Influ: Back Lane, Paved Lane, Landscape, Park/reserve, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace, Main floor full bathroom, Microwave built in, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump, Sunroom, Vacuum roughed-in

Gds Incl: Alarm system, Blinds, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote (s), Microwave, Stove, Vacuum built-in, Window Coverings, Washer

Gds Excl: None

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	12.7X13	Dining Room	M	12.7X7.5	Eat-In Kitchen	M	12.5X11.9
Master Bedroom	M	10.4X13.11	Bedroom	M	9.2X9.11	Three Piece Bath	M	
Bedroom	B	13.3X9.4	Bedroom	B	10.2X10.9	Recreation Room	B	15.5X15.1
Four Piece Bath	B		Sunroom	M	16.5X11.8			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

46 Pembridge Bay , Winnipeg R2M 4H3 List Date: 07/18/2017 List Price: $319,900
MLS®: 1718746 Status: Active DOM: 14
Area: 2E Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	96.62 M2/1,040 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1972/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$2,992.88	Tax Yr:	2017
Ed Tax:	$1,717.46	Imprv:	$282.46
Spc Lvy:		Payout:	
Linc #:	008R006209500		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Open House Saturday and Sunday July 29th & 30th from 2 - 4 p.m. Beautifully remodelled 1,140 sf bungalow on choice street in St. Vital. This home has a traditional L-shaped layout with a large living room with bay window and parkay flooring. The dining room adjoins the the remodelled kitchen with newer vinyl flooring, tons of cabinetry and stainless steel appliances. Upstairs there are 3 large bedrooms with the master connecting to the 4-piece bathroom. The basement is fully finished with a large rec-room, 3-piece bath and den/4th bedroom. The back yard has a pie shaped with a spacious patio and an oversized double garage that is completely spray foamed w/ 100 amp panel and 2 welding plugs. Other upgrades include: PVC windows throughout, shingles (2016), newer furnace, air conditioner, central vac, sump pump and exterior completely painted. Click on the multimedia button to view the interactive video tour of the property.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Wood Siding	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 Detached; Enclsd: 2		
Remodel:			
Site Influ:	Fenced, Back Lane, Landscaped patio, Playground Nearby, Shopping Nearby, Public Transportation		
Features:			
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M		Dining Room	M		Kitchen	M	
Master Bedroom	M		Bedroom	M		Bedroom	M	
Four Piece Bath	M		Recreation Room	L		Den	L	
Three Piece Bath	L							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

78 Abbotsford Crescent , Winnipeg R2M2S7 List Date: 07/17/2017 List Price: $324,900
MLS®: 1719138 Status: Active DOM: 15
Area: 2E Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	88.26 M2/950 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BLEVL	Lot Front:	
Yr Built/Age:	1973/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,505.30	Tax Yr:	2017
Ed Tax:	$1,628.01	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R005163100		
Schl Div:	W51		
Legal:	Lot:5 Blk:17 Plan:1961		
Add Lgl:	LBP 5 17 1961 53/6 ST V		
RMA:	6 BDA: 2 TBD: 3	Baths:	F2/H0

Remarks & Directions

Remarks: This is it! This is the one you've been waiting for, super close to St. Vital Centre, this quiet mid-block St. Vital Bi-level has it all! 3 bed (2+1), with 2 full baths. This smoke free home has been tastefully upgraded and cared for, just waiting for you to move in and enjoy. Upgraded laminate flooring in main area (2016), Newer shingles (2012), PVC windows (2006), and HWT (2009). R50 insulation was added to the attic (2012). Large open living room/dining room with bright kitchen. Upgraded central AC (2008). Lovely raised deck off the back and newer platform deck with gazebo in super private backyard, and a vine wall feature. The backyard leads to a nice sized double detached garage, complete with newer shingles. Developed lower level with super high ceilings, huge bedroom, office and renovated full bath. A large storage room rounds out the lower level with laundry area. This can't miss home is just a few minutes walk to St. Vital Centre and is located close to transit routes. Don't miss this one!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Double Detached, Rear Drive Access; Enclsd: 2; Ttl: 2		
Remodel:			
Site Influ:	Fenced, Back Lane, Paved Lane, Landscaped deck, Paved Street, Playground Nearby, Private Yard		
Features:	Air Conditioning-Central		
Gds Incl:	Dryer, Dishwasher, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Four Piece Bath	M		Three Piece Bath	B		Bedroom	M	12X9.75
Dining Room	M	12.42X10.08	Kitchen	M	8.08X12	Living Room	M	17.5X12
Master Bedroom	M	13.17X11.92	Recreation Room	M	17.67X13.08	Bedroom	B	17.08X13
Office	B	9.92X9	Other	B	10.42X6			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

204 Charing Cross Crescent , Winnipeg R2N1P6 List Date: 07/17/2017 List Price: $349,900

MLS®: 1719136 Status: Active DOM: 15

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	150.50 M2/1,620 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	
Yr Built/Age:	1981/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,941.76	Tax Yr:	2017
Ed Tax:	$1,872.51	Imprv:	$223.45
Spc Lvy:		Payout:	
Linc #:	008R007652800		
Schl Div:	W51		
Legal:	Lot:4 Blk:9 Plan:14617		
Add Lgl:	LBP 4 9 14617 131/133 ST N		
RMA:	6 BDA: 3 TBD: 3	Baths:	F2/H1

Remarks & Directions

Remarks: Great starter or expanding family home. Located in River Park South and just a quick 5 minute drive to St. Vital Mall. Both English and French Immersion Elementary and Middle schools are within walking distance. This home features large spacious bedrooms, master bedroom features his and hers closets, walk-in closet off the on-suite that has recently been renovated, there is also a second large closet in the bedroom. Basement is finished and with a large open rec room and extra bonus room. All appliances are included, washer and dryer are about 5 yrs old, new stove and dishwasher within the last year. Large spacious back deck and corner patio, backyard is south facing with perrenials, lilac tree and apple tree.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Brick Facing/Wood	# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick, Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Tile, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Single Attached; Enclsd: 1; Ttl: 3		
Remodel:			
Site Influ:	Fenced, Fruit Trees/Shrubs, Vegetable Garden, No Back Lane, Shopping Nearby		
Features:	Air Conditioning-Central, Closet Organizers		
Gds Incl:			
Gds Excl:			
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	
Dining Room	M	12X13.25	Living Room	M	14.17X15.92	Eat-In Kitchen	M	15.58X8.83
Recreation Room	B	14.83X22.17	Other	B	15.25X12.83	Bedroom	U	12.08X12.08
Bedroom	U	12.08X10.67	Master Bedroom	U	14X16			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

108 WILLOWBEND Crescent , Winnipeg R2N 1V3 List Date: 07/17/2017 List Price: $359,900

MLS®: 1719029 Status: Active DOM: 15

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	104.79 M2/1,128 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1983/	Lot Dpth:	30.78 M/101 F
New Const:	No	Lot Area:	469.16 M2/5,050 SF
Tax Amt:	$3,765.81	Tax Yr:	2017
Ed Tax:		Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R007536000		
Schl Div:	LUIS RIEL SCHOOL DIVISION		
Legal:			
Add Lgl:	LBP 1 2 17455 131/131 ST N		
RMA:	5 BDA: 3 TBD: 3	Baths:	F2/H0

Remarks & Directions

Remarks: Offer as received. You will feel right at home when you step into this lovely, well maintained home in the desirable River Park South. This fantastic bungalow delivers 1,128 SQFT of living space, 3 bedrooms, 2 full bathrooms and a double detached garage 22'X28' that is insulated with rough-in for in floor heat. The lower level features a large rec room to entertain all of your family, an upgraded bathroom that you will LOVE, a large office/den and a laundry room. The backyard offers a south facing new deck perfect for outdoor entertainment. RECENT UPGRADES INCLUDE: Furnace, Air conditioner, HRV and Windows, deck (2016), Shingles (2016), Appliances (2016), Fence. All applianses included. CALL NOW TO BOOK YOUR PRIVATE VIEWING.

Dir/GPS:

General Information

Basement:	Full			B Dev:	Fully Finished
FP Type/Fuel:				# FP:	Zoning:
Lot Dim:		Shape:	Normal	Acres:	Hectares:
Frnt Exp:		Survey:		Fndtion:	Concrete
Exterior:	Brick, Stucco, Wood Siding			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 Detached; Dim: 22'x28'

Remodel: Bathroom, Kitchen, Other remarks

Site Influ: Corner, Fenced, Golf Nearby, Low maintenance landscaped, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation

Features: Electronic Air Cleaner, Air Conditioning-Central, Smoke Detectors, Workshop

Gds Incl: Alarm system, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Stove, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	16.92X12	Eat-In Kitchen	M	16.92X11	Master Bedroom	M	13.08X11.92
Bedroom	M	12.08X9.08	Bedroom	M	10.08X9.08	Family Room	B	22X15.08
Playroom	B	22X10.08	Laundry Room	B	6.92X7.92	Four Piece Bath	M	
Three Piece Bath	B							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

24 Rillwillow Place , Winnipeg R2N 1J2 List Date: 07/11/2017 List Price: $279,900
MLS®: 1718543 Status: Active DOM: 21
Area: 2E Nghbrhd: River Park South

Property Type

Type:	SA	Liv Area:	100.34 M2/1,080 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	7.32 M/24 F
Yr Built/Age:	1978/Older	Lot Dpth:	55.17 M/181 F
New Const:	No	Lot Area:	
Tax Amt:	$3,479.22	Tax Yr:	2017
Ed Tax:	$1,651.86	Imprv:	$199.06
Spc Lvy:		Payout:	
Linc #:	008R005536400		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 6 BDA: 3 TBD: 3 Baths: F1/H1

Remarks & Directions

Remarks: Showings start July 13th. ***Open House Thurs. Aug. 3rd 6:00-7:30pm*** Offers as received. Welcome to this beautiful 1080 Sq. ft., two storey SxS on a very unique street in River Park South. The main level of this 3 bdrm, 2 bath, home includes the living room, eat-in kitchen and an updated 2 piece bathroom. Upstairs you will find the master bedroom with walk-in closet and laundry, making it less of a chore. Additional features include 2 more bedrooms and a 4 piece bathroom with a jetted tub. The basement is home to a large rec room and office space. Through the patio doors is the perfect space for entertaining guests, a spacious 16 Ft.x11 Ft. three season sunroom overlooking the large 'Park like' 181 ft. deep pie shaped lot backing onto the Dakota Park Forest. Amazing location, call to book your appointment today!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Other - See remarks/See remarks	# FP:	Zoning:
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco	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:	Parking Pad; Ttl: 4		
Remodel:			
Site Influ:	Fenced, Flat Site		
Features:	Air Conditioning-Central, Closet Organizers, Deck, Jetted Tub, No Smoking Home, Sunroom		
Gds Incl:	Blinds, Dryer, Dishwasher, Refrigerator, Freezer, Microwave, Storage Shed, Stove, Vacuum built-in, Window Coverings, Washer, TV Wall Mount		
Gds Excl:	stand up freezer in sunroom		
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Eat-In Kitchen	M	17.42X8.58	Living Room	M	17.42X11.67	Master Bedroom	U	11.92X10.25
Bedroom	U	9.83X8.75	Bedroom	U	9.83X8.17	Recreation Room	B	17.33X16.5
Sunroom	M	16.25X11.08	Two Piece Bath	M		Four Piece Bath	U	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

#6 581 St Anne's Road , Winnipeg R2M 5R5 List Date: 07/06/2017 List Price: $155,000

MLS®: 1718044 Status: Active DOM: 26

Area: 2E Nghbrhd: Meadowood

Property Type

Type:	MH	Liv Area:	118.92 M2/1,280 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	2004/	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$.00	Tax Yr:	2017
Ed Tax:		Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	8959000131858		
Schl Div:	Louis Riel		
Legal:			
Add Lgl:			

RMA: 5 BDA: 2 TBD: 2 Baths: F2/H0

Remarks & Directions

Remarks: Showings start now & offers anytime! Rare opportunity in a desirable St.Vital location backing onto the Seine River!! Incredible views in this bright open concept 1280 sq ft unit! Very well maintained, deck, island eat-in kitchen with all appliances, master with ensuite & jetted tub, walk in closet, in suite laundry, pets allowed - absolutely no disappointments! Lot fees include water, taxes, management, landscaping/snow removal. 50+ very safe conveniently located minutes to St.Vital mall, public transportation and all amenities. Move in ready! Come check out the view! Call today!

Dir/GPS:

General Information

Basement:	None		B Dev:		
FP Type/Fuel:			# FP:		Zoning:
Lot Dim:		Shape:	Acres:		Hectares:
Frnt Exp:		Survey:	Fndtion:	Not known	
Exterior:	Vinyl		Cnstrct:		
Roof:	Shingle		Water:	Municipal/Community	
Flooring:	Wall-to-wall carpet, Vinyl		Sewer:	Municipal/Community	
Heating:	Forced Air		H Fuel:	Electric	
Gas:			Hydro:		

Parking: Front Drive Access, Parking Pad, Plug-In; Ttl: 1

Remodel:

Site Influ: Landscaped deck, Playground Nearby, Riverfront, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, Hood Fan, Jetted Tub, Main floor full bathroom

Gds Incl: Blinds, Dryer, Dishwasher, Refrigerator, Storage Shed, Stove, Window Coverings, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M		Eat-In Kitchen	M		Master Bedroom	M	
Bedroom	M		Four Piece Bath	M		3 Piece En Bath	M	
Laundry Room	M							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

92 St Vital Road , Winnipeg R2M1Z5 List Date: 07/04/2017 List Price: $299,999

MLS®: 1717818 Status: Active DOM: 28

Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	111.48 M2/1,200 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	1+1/2	Lot Front:	
Yr Built/Age:	1949/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$2,327.31	Tax Yr:	2017
Ed Tax:	$.00	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R003373500		
Schl Div:	W51		
Legal:			
Add Lgl:	LBP 8 22841 41/2 ST V		

RMA: 6 BDA: 3 TBD: 3 Baths: F1/H1

Remarks & Directions

Remarks: This Spacious 1200 sq ft., 1 1/2 story home has been redone and upgraded for you. Our beautiful home is clean and move in ready featuring a main floor master bedroom with 2 bedrooms upstairs. There is 1 - 4 piece bathroom downstairs that has been redone featuring a clean updated look with new toilet, vanity, beautiful tile tub surround, etc. and a brand new 1/2 bath installed on the second floor. This home features parking for 3-4 cars with a new granite stone driveway, large back yard with a 2 tier deck with large shed, fenced front & back yard which is perfect for buyers with small children or dog owners. Main floors features an open concept with a huge living room with a separate dining room with beautiful refinished hard wood floors. Home features all new interior doors, upgraded windows, new casing/new baseboards, new paint, new fridge and stove, kitchen craft cabinets with soft closures, new double S/S sink and faucet, upgraded flooring, upgraded lighting fixtures throughout, upgraded electrical

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Unfinished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Steam	H Fuel:	Natural gas
Gas:		Hydro:	

Parking: Front Drive Access, No Garage, Unpaved Driveway; Enclsd: 0; Ttl: 4

Remodel:

Site Influ: Paved Street, Shopping Nearby, Public Transportation

Features:

Gds Incl:

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Four Piece Bath	M		Two Piece Bath	U		Dining Room	M	12.42X7.67
Kitchen	M	12X9.83	Living Room	M	21.5X11.5	Master Bedroom	M	11.58X9.33
Bedroom	U	11.92X9.92	Bedroom	U	12.17X12.17			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

116 Thorndale Avenue , Winnipeg R2M 1C9 List Date: 06/30/2017 List Price: $275,000

MLS®: 1717704 Status: Active DOM: 32

Area: 2D Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	108.32 M2/1,166 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1955/	Lot Dpth:	30.18 M/99 F
New Const:	No	Lot Area:	
Tax Amt:	$3,442.00	Tax Yr:	16
Ed Tax:		Imprv:	$272.00
Spc Lvy:		Payout:	
Linc #:	008R002383500		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Great house in a fantastic location. 1166 sf bungalow lovingly maintained & cared for. Bright kitchen, blt-in oven, range & dishwasher. 3 bedrooms & 4pc bath, combo living/dining room boasts tyndall stone fireplace & hardwood floors. Finished basement with rec room, games room, 4th bedroom (used as workshop), 2nd bath, laundry & storage. Covered unistone patio, pad parking for two. Newer windows, shingles, hi-eff furnace & much more to come & see

Dir/GPS:

General Information

Basement:	Full			B Dev:	Fully Finished
FP Type/Fuel:	Stone/Wood			# FP:	1
Lot Dim:		Shape:	Normal	Acres:	
Frnt Exp:	N	Survey:		Fndtion:	Concrete
Exterior:	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, Rear Drive Access				
Remodel:	Furnace, Windows				

Zoning:

Hectares:

Site Influ: Fruit Trees/Shrubs, Paved Lane, Landscape, Landscaped patio, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, Bar dry, Hood Fan, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Oven built in, Patio

Gds Incl: Alarm system, Blinds, Dishwasher, Refrigerator, Stove, Vacuum built-in

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	17X12	Dining Room	M	14.8X9	Kitchen	M	13X12
Master Bedroom	M	13X12	Bedroom	M	9.9X9	Bedroom	M	12X8
Recreation Room	B	32X11	Game Room	B	25X12	Workshop	B	12X11
Laundry Room	B	11X10	Four Piece Bath	M		Three Piece Bath	B	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

12 Hastings Boulevard , Winnipeg R2M 2E1 List Date: 07/04/2017 List Price: $259,900

MLS®: 1717666 Status: Active DOM: 28

Area: 2C Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	72.09 M2/776 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	17.68 M/58 F
Yr Built/Age:	1947/Older	Lot Dpth:	27.43 M/90 F
New Const:	No	Lot Area:	490.06 M2/5,275 SF
Tax Amt:	$2,704.96	Tax Yr:	16
Ed Tax:	$1,193.96	Imprv:	$316.10
Spc Lvy:		Payout:	
Linc #:	008R003674000		
Schl Div:	W 51		
Legal:			
Add Lgl:	LBP 7 1951 43 ST V		

RMA: 5 BDA: 2 TBD: 2 Baths: F2/H0

Remarks & Directions

Remarks: OFFERS ANYTIME...Welcome to 12 Hastings Blvd in St.Vital. Excellent starter home in very desirable location. Close to schools, shopping center, St. Vital park. This 776 sq ft bungalow is on a large corner lot with mature trees, fenced yard and a garage. Inside you will appreciate the bright and sunny living room with bay window. The kitchen features dark maple cabinets with island and large windows. The large dining area has enough room for the whole family. Beautiful hardwood floors throughout the house. Four piece bathroom. Two bedrooms. The basement is finished with rec room.Three piece bathroom with shower. Spacious laundry and storage area.Recent updates include Hot water tank 2015, Sump pit 2012. Weeping tile 2012, Electrical and plumbing 2015,Shingles 2010, Windows except 2 small ones, Doors, Rec room 2016,Kitchen 2014,hardwood floors 2014,light fixtures 2015,bathroom vanity and toilet,fresh paint 2016,microwave 2016.Attic Insulation R-50

Dir/GPS: Between St Mary's Rd and Dunkirk near Dakota

General Information

Basement:	Full			B Dev:	Fully Finished
FP Type/Fuel:				# FP:	Zoning: R2
Lot Dim:	58X90	Shape:	Reverse Pie	Acres:	Hectares:
Frnt Exp:	N	Survey:		Fndtion:	Concrete
Exterior:	Stucco			Cnstrct:	Wood Frame
Roof:	Shingle			Water:	Municipal/Community
Flooring:	Laminate, Vinyl, Wood			Sewer:	Municipal/Community
Heating:	Forced Air			H Fuel:	Natural gas
Gas:				Hydro:	

Parking: Single Detached

Remodel: Bathroom, Electrical, Flooring, Insulation, Kitchen, Windows

Site Influ: Corner, Fenced, Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot

Features: Ceiling Fan, Hood Fan, Main floor full bathroom, Microwave built in, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump

Gds Incl: Blinds, Dryer, Dishwasher, Refrigerator, Microwave, Storage Shed, Stove, Window Coverings, Washer

Gds Excl: None

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Kitchen	M	9.5X9	Dining Room	M	14X9	Living Room	M	15X13
Master Bedroom	M	11.4X11	Bedroom	M	10.6X7.3	Four Piece Bath	M	7X5
Three Piece Bath	B	7.3X5						

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

60 Frederick Avenue , Winnipeg R2N 3W3 List Date: 06/28/2017 List Price: $299,900

MLS®: 1717239 Status: Active DOM: 34

Area: 2D Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	84.17 M2/906 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BLEVL	Lot Front:	7.62 M/25 F
Yr Built/Age:	/New	Lot Dpth:	46.33 M/152 F
New Const:	Yes	Lot Area:	
Tax Amt:	$.00	Tax Yr:	16
Ed Tax:		Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	008R002556000		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Fantastic opportunity to buy a brand new gorgeous quality custom built Tochal homes, 906 sf bilevel on a 152 foot lot. Energy efficient led lighting inside & out, built on ICF foundation with the best building components thruout. Gorgeous floor plan with living room, dining room & bright kitchen with quartz counters & soft close cabinets open to each other. Partly finished basement with framed 3rd & 4th bedroom, rip for 2nd bath & rec room. TJI silent floor joists, hrv & 5 year national home warranty. Seller to grass and landscape front.

Dir/GPS:

General Information

Basement:	Full			B Dev:	Insulated, Partially Finished
FP Type/Fuel:				# FP:	Zoning:
Lot Dim:		Shape:	Normal	Acres:	Hectares:
Frnt Exp:	N	Survey:		Fndtion:	Concrete, See remarks
Exterior:	Stucco			Cnstrct:	Wood Frame
Roof:	Shingle			Water:	Municipal/Community
Flooring:	Laminate, Vinyl			Sewer:	Municipal/Community
Heating:	Forced Air			H Fuel:	Electric
Gas:				Hydro:	
Parking:	Rear Drive Access				
Remodel:					

Site Influ: Back Lane, Paved Lane, Paved Street, Shopping Nearby, Public Transportation

Features: Exterior walls, 2x6", Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump

Gds Incl:

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	14X11.7	Dining Room	M	10X9.75	Kitchen	M	13X8.33
Master Bedroom	M	15.92X9.75	Bedroom	M	11.08X8.33	Four Piece Bath	M	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

10 Knotsberry Bay , Winnipeg R2N 2W1 List Date: 06/28/2017 List Price: $374,900

MLS®: 1717173 Status: Active DOM: 34

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	161.74 M2/1,741 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	SP4L	Lot Front:	17.68 M/58 F
Yr Built/Age:	1984/Older	Lot Dpth:	81.08 M/266 F
New Const:	No	Lot Area:	
Tax Amt:	$4,339.41	Tax Yr:	2017
Ed Tax:	$2,039.48	Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	008R007806800		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 6 BDA: 3 TBD: 4 Baths: F2/H1

Remarks & Directions

Remarks: ***** $25,000 PRICE REDUCTION!!***** STUNNING 4 Level Split in the heart of River Park South! SELLER SAYS SELL! Beautiful open concept layout sure to impress! Once you enter you will notice the Stunning Vaulted smooth painted ceilings, gleaming laminate flooring throughout and much more! Enter the breathtaking fully remodelled kitchen with tiled backsplash, granite countertops, white cabinets, kitchen island and appliances included! WOW! Head to lower level great room that features a tyndall stone facing gas fireplace, wet bar and stunning patio doors overlooking the massive fully landscaped pie shaped backyard with deck! WOW! Massive master bedroom and 3 more great sized bedrooms are perfect for any family! This home comes included with blinds, attached garage, central A/C, laundry room, tons of storage, stunning feature paint throughout, and close to all amenities! This home is walking distance to schools, parks, playgrounds, public transit and more!

Dir/GPS: south on st marys turn left onto burland

General Information

Basement:	Full	B Dev:	Unfinished
FP Type/Fuel:	Direct vent, Stone/Gas	# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stone, Stucco, Wood Siding	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, See remarks, Tile	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Single Attached, Front Drive Access; Enclsd: 1; Ttl: 3		
Remodel:	Flooring, Kitchen		
Site Influ:	Golf Nearby, Landscape, Landscaped deck, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Closet Organizers, Deck, Hood Fan, Smoke Detectors, Sump Pump		
Gds Incl:	Alarm system, Blinds, Dishwasher, Refrigerator, Stove, Window Coverings		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13.25X12	Kitchen	M	13.42X10.83	Dining Room	M	12X10.25
Family Room	L	17.83X15.75	Laundry Room	L	9.08X6	Master Bedroom	U	13.58X12.67
Bedroom	U	9.42X9	Bedroom	U	10X9.17	Bedroom	L	12.67X10.42
Four Piece Bath	U		3 Piece En Bath	U		Two Piece Bath	L	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

16 Sonora Crescent , Winnipeg R2W1B3 List Date: 06/26/2017 List Price: $110,000

MLS®: 1717171 Status: Active DOM: 36

Area: 2F Nghbrhd: South Glen

Property Type

Type:	MH	Liv Area:	91.04 M2/980 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1978/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$.00	Tax Yr:	0
Ed Tax:		Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	8959000085373		
Schl Div:	Louis Riel		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: South Glen Trailer Park. Great condition and many renos! 2 bedroom plus 1. All new Polar windows with transferable warranty. New metal roof, vinyl siding, insulation, vapour barrier, and freshly drywalled. New deck, 200 amp service with new breaker board, new electric furnace, and water heater. Shed is 16 ft X 10 ft, insulated with built in electrical. Parking for 2. Park has an outdoor pool. Call now for your viewing!

Dir/GPS:

General Information

Basement:	None	B Dev:	
FP Type/Fuel:		# FP:	Zoning:
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Not known
Exterior:	Vinyl	Cnstrct:	
Roof:	Metal	Water:	Municipal/Community
Flooring:	Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric
Gas:		Hydro:	
Parking:	Front Drive Access; Ttl: 2		
Remodel:	Electrical, Flooring, Insulation, Other remarks		
Site Influ:	Low maintenance landscaped, Shopping Nearby		
Features:			
Gds Incl:	Window A/C Unit, Dryer, Refrigerator, Storage Shed, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13.5X13	Eat-In Kitchen	M	13X13	Master Bedroom	M	13X10.25
Bedroom	M	13X9	Four Piece Bath	M		Other	M	13X8.75

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

100 St Vital Road , Winnipeg R2M 1Z5 List Date: 06/27/2017 List Price: $219,900

MLS®: 1717050 Status: Active DOM: 35

Area: 2C Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	58.06 M2/625 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1943/Older	Lot Dpth:	29.87 M/98 F
New Const:	No	Lot Area:	
Tax Amt:	$2,309.00	Tax Yr:	2017
Ed Tax:	$1,025.70	Imprv:	$127.50
Spc Lvy:		Payout:	
Linc #:	008R003371600		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 4 BDA: 2 TBD: 2 Baths: F1/H0

Remarks & Directions

Remarks: Showing Starts Wednesday, June 28, 2017. Great Starter or Down Sizing space! Features include: Good size backyard with shrubs and trees and deck to enjoy. Freshly painted all throughout (Inside out). New roofing just 1 year old, New hot water tank, high E furnace, Central air conditioning, eat-in kitchen, freshly done bathroom. Fresh and relaxing wall color paint. Basement is clean and very accessible(laundry, hot water tank, furnace and storage). Conveniently located and very close to all amenities. Call now for this ideally located property for you to own. . . Affordable living at best location . . .

Dir/GPS:

General Information

Basement:	Partial	B Dev:	Partially Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Block
Exterior:	Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, Vinyl	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Front Drive Access		
Remodel:			
Site Influ:	Fenced, Golf Nearby, No Back Lane, Park/reserve, Playground Nearby, Public Swimming Pool, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full bathroom, No Pet Home		
Gds Incl:	Blinds, Dryer, Dishwasher, Refrigerator, Freezer, Microwave, Storage Shed, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15X11.9	Master Bedroom	M	10.75X9.5	Eat-In Kitchen	M	11.5X9
Four Piece Bath	M		Bedroom	M	9.5X8			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

22 Darwin Street , Winnipeg R2M 3X7 — List Date: 06/27/2017 List Price: $389,900

MLS®: 1717042 Status: Active DOM: 35

Area: 2C Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	159.14 M2/1,713 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	16.76 M/55 F
Yr Built/Age:	1985/Older	Lot Dpth:	30.18 M/99 F
New Const:	No	Lot Area:	
Tax Amt:	$4,775.94	Tax Yr:	2017
Ed Tax:	$2,254.17	Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	008R004052900		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 8 BDA: 3 TBD: 3 Baths: F3/H1

Remarks & Directions

Remarks: Price reduced making this a terrific opportunity for the large or growing family! Over 1700 square feet of space in this two storey home complete with 3 large bedrooms, 3.5 baths, a big family room with wood burning fireplace & hardwood floors, central kitchen, formal dining room and relaxing sunken living area. The basement is fully finished with a massive recroom area complete with fireplace and wet bar, plus tons of storage. Outside is landscaped with a large deck and great neighbours. All this plus a double attached garage w/ updated door, central air conditioning, alarm system and all appliances included. Located in the heart of St Vital just steps from St Vital Park, French and English schools and all the shopping you could want.

Dir/GPS:

General Information

Basement:	Full			B Dev:	Fully Finished	
FP Type/Fuel:	Brick Facing, Glass Door/Gas, Wood			# FP:	2	Zoning: R1
Lot Dim:		Shape:	Normal	Acres:		Hectares:
Frnt Exp:	E	Survey:		Fndtion:	Concrete	
Exterior:	Brick, 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:	Double Attached, Front Drive Access, Garage door opener, Paved Driveway					
Remodel:						
Site Influ:	Landscape, Landscaped deck, Park/reserve, Playground Nearby, Private Setting, Shopping Nearby, Public Transportation, Treed Lot					
Features:	Air Conditioning-Central, Bar wet, Deck, Hood Fan, High-Efficiency Furnace, No Smoking Home, Smoke Detectors					
Gds Incl:	Alarm system, Blinds, Dryer, Dishwasher, Two Fridges, Freezer, Garage door opener, Garage door opener remote(s), Stove, Window Coverings, Washer					
Gds Excl:						
Rnt Eqp:	None;					

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	16X14	Dining Room	M	11.75X10	Kitchen	M	10X10
Family Room	M	13.5X11.5	Master Bedroom	U	11.5X11.5	Bedroom	U	11.5X10
Bedroom	U	12X9.25	Recreation Room	B	21.75X13.75	Recreation Room	B	12X11.25
Laundry Room	M	7.25X5.25	Storage Room	B	18.25X11.75	Two Piece Bath	M	
Four Piece Bath	U		Four Piece Bath	B		4 Piece En Bath	U	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

51 River Road , Winnipeg R2M3Z3 List Date: 06/23/2017 List Price: $389,900

MLS®: 1716668 Status: Active DOM: 39

Area: 2C Nghbrhd: Pulberry

Property Type

Type:	RD	Liv Area:	95.41 M2/1,027 SF
Use:		Fin Bsmnt:	43.29 M2/466 SF
Style:	BLEVL	Lot Front:	19.51 M/64 F
Yr Built/Age:	1970/Older	Lot Dpth:	30.18 M/99 F
New Const:	No	Lot Area:	
Tax Amt:	$3,692.68	Tax Yr:	2017
Ed Tax:	$1,681.68	Imprv:	$353.31
Spc Lvy:		Payout:	
Linc #:	008R003605000		
Schl Div:	W51		
Legal:	Lot:11 Plan:8428		
Add Lgl:	LBP 11 8428 42/44 ST V		
RMA:	5 BDA: 3 TBD: 5	Baths:	F1/H1

Remarks & Directions

Remarks: This beautifully upgraded home is located on a sought-after street, steps to St. Vital Park, shopping, and a quick commute to the U of MB or downtown. Spacious and bright living room with new window, neutral paint and carpet opens on to remodeled kitchen with shaker style cabinetry with soft close drawers & abundant cupboard and drawer space. Beautiful granite counters & glass tile back splash with under mount task lighting. Updated 4 piece bath on main floor with wood look vinyl plank flooring & new tub surround. 3 good sized main floor bedrooms with neutral paint and carpet and new windows with privacy film. Lower level offers a rec room space, large laundry with plenty of room for storage, an additional 2 pc bath and two more rooms with large new windows allowing lots of natural light that could be bedrooms, workout or hobby space. Private backyard is a great size, with raised deck off of kitchen. 22 x 24 garage offers plenty of room for workshop & parking. Other upgrades include shingles, & HWT.

Dir/GPS:

General Information

Basement:	Full			B Dev:	Fully Finished
FP Type/Fuel:				# FP:	0
Lot Dim:		Shape:	Normal	Acres:	
Frnt Exp:		Survey:		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:	

Zoning: R1

Hectares:

Parking: Single Detached, Oversized, Paved Driveway, Workshop; Enclsd: 2; Ttl: 6; Dim: 22 X 24

Remodel: Bathroom, Kitchen, Windows

Site Influ: Fenced, Landscape, Landscaped deck, Park/reserve, Paved Street, Playground Nearby, Shopping Nearby

Features: Air Conditioning-Central, Main floor full bathroom, No Pet Home, No Smoking Home

Gds Incl: Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Storage Shed, Stove, Washer

Gds Excl: None

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Master Bedroom	M	11X11	Bedroom	M	10.6X8	Bedroom	M	10.6X8
Four Piece Bath	M		Living Room	M	14X14	Eat-In Kitchen	M	17X11
Recreation Room	L	14X11	Two Piece Bath	L		Bedroom	L	13X11.5
Bedroom	L	11.2X9						

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

19 Norberry Drive , Winnipeg R2M1X1 List Date: 06/15/2017 List Price: $217,900
MLS®: 1715690 Status: Active DOM: 41
Area: 2C Nghbrhd: Norberry

Property Type

Type:	RD	Liv Area:	59.64 M2/642 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1944/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$2,216.63	Tax Yr:	2017
Ed Tax:	$987.31	Imprv:	$179.85
Spc Lvy:		Payout:	

Linc #: 008R002527000
Schl Div: W51
Legal: Lot:15 Blk:3 Plan:2026
Add Lgl: LBP 15 3 2026 37 ST V

RMA: 4 BDA: 2 TBD: 2 Baths: F1 / H0

Remarks & Directions

Remarks: Terrific house in one of the city's most desirable areas with large yard. Open-concept bungalow that has been recently renovated making it very low-maintenance. Recent renovations/upgrades to house include high-efficiency furnace (2013), bamboo hardwood flooring throughout (2013), new kitchen (2013), remodeled bathroom (2014), new 100 amp panel and wiring throughout (2013), roof (2013), upgraded plumbing (2013). The property comes with six appliances (fridge, stove, microwave, dishwasher, washer, and dryer) which are all in great condition. Energy efficient with new insulation in attic, high efficiency furnace and Smart temperature control results in low heating bills. Stucco has been refreshed with elastomeric paint applied in a modern design. New rear deck with large, landscaped yard that would great for pets. Lots of parking available for your guests including carport with electric plug-in, you will enjoy the summer & BBQing on the large deck.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated, Unfinished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Tile, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	
Parking:	Carport, Rear Drive Access; Enclsd: 0; Ttl: 2		
Remodel:			
Site Influ:	Fenced, Back Lane, Landscape		
Features:	Air Conditioning-Central		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Four Piece Bath	M		Master Bedroom	M	9.67X10.08	Bedroom	M	8.92X8
Kitchen	M	11.92X10.33	Living Room	M	15.08X9.83			

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

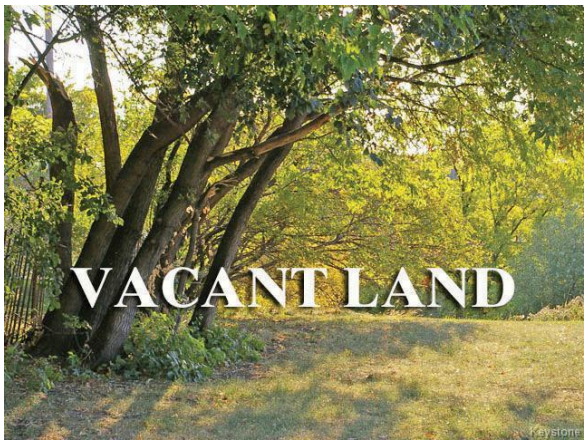
Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

7 Marlene Street , Winnipeg R2M 1S5

List Date: 06/12/2017 List Price: $249,900

MLS®: 1715558 Status: Active
Area: 2D Nghbrhd: St Vital
DOM: 50

Property Type



Type:	VLWB	Liv Area:	
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	16.76 M/55 F
Yr Built/Age:	1955/	Lot Dpth:	92.96 M/305 F
New Const:	No	Lot Area:	
Tax Amt:	$2,964.25	Tax Yr:	2016
Ed Tax:	$1,331.73	Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	008R003930000		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 0 BDA: 0 TBD: 0 Baths: F0/H0

Remarks & Directions

Remarks: Attention investors. Value in land. Large parcel backing onto Seine River. Vendor has approached city regarding 6-1200 square foot two story townhomes with garages. Response has been favorable. Current building has renter at 1100/month until March 2018.

Dir/GPS:

General Information

Basement:			B Dev:		
FP Type/Fuel:			# FP:	Zoning:	R1
Lot Dim:		Shape:	Acres:	Hectares:	
Frnt Exp:		Survey:	Fndtion:		
Exterior:			Cnstrct:		
Roof:			Water:		
Flooring:			Sewer:		
Heating:			H Fuel:		
Gas:			Hydro:		
Parking:					
Remodel:					
Site Influ:	Landscape, Riverfront				
Features:					
Gds Incl:					
Gds Excl:					
Rnt Eqp:					

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

23 Hull Avenue , Winnipeg r2m0y9 — List Date: 06/13/2017 List Price: $264,900

MLS®: 1715493 Status: Active DOM: 49

Area: 2D Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	79.53 M2/856 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1936/Older	Lot Dpth:	36.58 M/120 F
New Const:	No	Lot Area:	
Tax Amt:	$2,305.33	Tax Yr:	2016
Ed Tax:	$1,016.02	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R001881000		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Beautifully renovated 800+ square foot St. Vital bungalow. This 2 bedroom plus den home has been renovated from top to bottom and is in an ideal location for a first time home buyer or young family. Recent renovations include, new kitchen with soft closing cabinets, stainless steel appliances, new windows and doors, new washroom including tiled tub and shower, new laminate floors run throughout the rest of the open concept main floor, freshly finished rec room with den, oversized single garage (24x26) and much more. This home is ready for you with immediate possession and nothing to do but move in and enjoy the summer!

Dir/GPS:

General Information

Basement:	Half basement, Partial	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Block
Exterior:	Stone, Vinyl	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: Single Detached; Dim: 24x26

Remodel: Bathroom, Exterior, Flooring, Kitchen, Windows

Site Influ: Fenced, Back Lane, Landscaped deck, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation

Features: Deck, Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump

Gds Incl: Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Microwave, Stove, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13X16.83	Kitchen	M	10.5X8.42	Dining Room	M	8.5X9
Master Bedroom	M	10.67X9.83	Bedroom	M	8.75X11.83	Four Piece Bath	M	
Den	B	9.83X12	Recreation Room	B	15.25X17.17			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

21 RIVERBEND Avenue , Winnipeg R2M 2N5 List Date: 06/12/2017 List Price: $264,999

MLS®: 1715193 Status: Active DOM: 50

Area: 2C Nghbrhd: Bright Oaks

Property Type

Type:	RD	Liv Area:	97.18 M2/1,046 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1955/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$2,567.13	Tax Yr:	16
Ed Tax:		Imprv:	$327.00
Spc Lvy:		Payout:	
Linc #:	008R005044000		
Schl Div:	BRIGHT OAKS		
Legal:			
Add Lgl:			

RMA: 6 BDA: 3 TBD: 4 Baths: F1/H0

Remarks & Directions

Remarks: Currently renting for $1200.0/month plus utilities , tenants month to month .3-bedroom Bungalow and Rec room , New Cherry wood Kitchen w/stainless steel microwave/hood fan & Bathroom with vanity, one year old Windows,Doors,Flooring,Water tank,Lighting,all Electrical plugs/switches, all plumbing,high eff.furnace 06', half finished Basement , Detached garage Dir/GPS: west on River bend Avenue from St. Mary's Road Dir/GPS:

Dir/GPS:

General Information

Basement:	Half basement		B Dev:	Fully Finished	
FP Type/Fuel:			# FP:		Zoning:
Lot Dim:		Shape:	Acres:		Hectares:
Frnt Exp:		Survey:	Fndtion:	Concrete	
Exterior:	Stucco		Cnstrct:		
Roof:	See remarks		Water:	Municipal/Community	
Flooring:	Wall-to-wall carpet, Laminate		Sewer:	Municipal/Community	
Heating:	Baseboard		H Fuel:	Natural gas	
Gas:			Hydro:		
Parking:	Single Detached				
Remodel:					
Site Influ:	Fenced, Landscape, Shopping Nearby, Public Transportation				
Features:					
Gds Incl:					
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Kitchen	M	15.5X10	Dining Room	M	10X9.5	Bedroom	M	9.5X8
Master Bedroom	M	13.5X9	Bedroom	M	11X9	Living Room	M	15X13
Four Piece Bath	M		Bedroom	B	9X8			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

116 Paddington Road , Winnipeg R2N1H5 List Date: 06/09/2017 List Price: $349,900

MLS®: 1715056 Status: Active DOM: 53

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	124.77 M2/1,343 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	
Yr Built/Age:	1983/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,537.05	Tax Yr:	2017
Ed Tax:	$1,630.22	Imprv:	$173.99
Spc Lvy:		Payout:	
Linc #:	008R005882400		
Schl Div:	W51		
Legal:	Lot:3 Blk:1 Plan:16756		
Add Lgl:	LBP 3 1 16756 126/127 ST N		
RMA:	6 BDA: 3 TBD: 3	Baths:	F2/H1

Remarks & Directions

Remarks: Beautiful River Park South 1343 sf 2-story home close to schools, shopping centres, bus routes and beautiful green spaces. A turn key property. No updating required, just move in and enjoy! Top level offers 3 large bedrooms with oversized closets and a full bath. Main floor offers an open concept living room, large kitchen with room for an island, french doors off the dining room, half bath/powder room. Basement includes open concept family room/gym, full bath with a beautiful walk in tiled shower, bonus room that makes for a great office/den space and laundry room with storage. Updates include: Furnace/AC/ Hot Water Tank (2014) Triple pane windows throughout (2016) Doors Maintenance free soffit/fascia, gutters (2016) Modern exterior paint (2016) Flooring Light fixtures (2014) Neutral colour interior paint (2016) Modern tile walk in shower (2016) Dark espresso kitchen cabinets

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	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:	Rear Drive Access; Enclsd: 0; Ttl: 2		
Remodel:			
Site Influ:	Fenced, Back Lane		
Features:	Air Conditioning-Central, Deck, High-Efficiency Furnace, Microwave built in, Patio		
Gds Incl:			
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Two Piece Bath	M		Four Piece Bath	U		Four Piece Bath	B	
Dining Room	M	9.75X11.58	Kitchen	M	13.67X10.75	Living Room	M	15.58X13
Other	B	10.92X10.5	Recreation Room	B	10.5X23.83	Master Bedroom	U	11.67X13.92
Bedroom	U	11.33X11.58	Bedroom	U	13.92X10.83			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

63 Thorndale Avenue , Winnipeg R2M 1C7 List Date: 06/08/2017 List Price: $259,900

MLS®: 1714873 Status: Active DOM: 54

Area: 2D Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	74.32 M2/800 SF
Use:	Year-round	Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1951/Older	Lot Dpth:	30.18 M/99 F
New Const:	No	Lot Area:	459.87 M2/4,950 SF
Tax Amt:	$2,868.09	Tax Yr:	2016
Ed Tax:	$1,297.29	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R002345000		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 4 BDA: 2 TBD: 2 Baths: F2/H0

Remarks & Directions

Remarks: Perfect starter home located in highly sought after St. Vital! Close to all amenities, including schools & public transportation. This home has huge potential, including space to add a detached garage! Recent upgrades include: New wiring throughout, 100 AMP service, remodelled bathroom, HE Furnace, HWT, windows, shingles and much, much more! Don't miss your chance to view, book your private showing today!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	S Survey:	Fndtion:	Concrete
Exterior:	Stucco	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Electric
Gas:	Budget $50.00/M	Hydro:	Budget $110.00/M

Parking: No Garage, Rear Drive Access

Remodel: Bathroom, Electrical, Furnace, Windows

Site Influ: Fenced, Back Lane, Low maintenance landscaped, Paved Street, Playground Nearby, Private Yard, Shopping Nearby, Public Transportation

Features: Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No Pet Home, No Smoking Home, Patio, Smoke Detectors, Sump Pump

Gds Incl: Blinds, Dryer, Dishwasher, Refrigerator, Stove, Washer

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Family Room	M	16.7X11.2	Kitchen	M	12.6X12	Master Bedroom	M	11.2X10.1
Bedroom	M	10.7X9	Four Piece Bath	M		Recreation Room	L	18.7X16.8
Three Piece Bath	L							

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

80 Avalon Road , Winnipeg R2M 2L

List Date: 06/08/2017 List Price: $319,900

MLS®: 1714860 Status: Active DOM: 54

Area: 2C Nghbrhd: Bright Oaks

Property Type

Type:	RD	Liv Area:	112.41 M2/1,210 SF
Use:		Fin Bsmnt:	88.26 M2/950 SF
Style:	BNG	Lot Front:	16.76 M/55 F
Yr Built/Age:	1961/Older	Lot Dpth:	37.80 M/124 F
New Const:	No	Lot Area:	
Tax Amt:	$3,538.50	Tax Yr:	2016
Ed Tax:	$1,618.74	Imprv:	$299.75
Spc Lvy:		Payout:	
Linc #:	008R004530500		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: Showings Starts now, Offers anytime. 1210 SF, 3 Bedrooms and 2 full bath,vendors states that updates including new windows(2014), interior paint 2016, new kitchen 2016, newer appliances in kitchen 2016, new furnace 2016,driveway 2017, Home in Desirable Bright Oaks - St. Vital - located near everything. Terrific curb appeal w/tyndall stone/wood slat elevation & attractive front "Overhang". Lge maturely treed Lot, backing onto Green-Space - play structure to remain. Extra Spacious L-Shaped LR/DR features detailed/coved ceilings. Lovely Hdwd Flrs. 3 great sized Bdrms. Main Floor Bath complete with Soaker Tub. Bright Home w/Lots of Window Space. Large & Bright. Den w/window plus loads of storage space in Bsmt. Single Att garage w/ newer Overhead door, electronic door opener and Handy direct house access. Paved Driveway w/extra parking pad. Central Air Cond. Fridge, Stove, Dishwasher & Freezer to Stay. Possession is preferred 90 days.

Dir/GPS: Between St. Mary's Rd and River Rd - about 2/3 Blocks West of St. Mary's Rd - South side

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Other-Remarks, 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: Single Attached

Remodel: Furnace, Kitchen, Other remarks, Windows

Site Influ: Fenced, Landscaped patio, No Back Lane, Paved Street, Playground Nearby, Shopping Nearby, Public Transportation, Treed Lot

Features: Air Conditioning-Central, Ceiling Fan, High-Efficiency Furnace

Gds Incl: Dryer, Dishwasher, Two Fridges, Garage door opener, Garage door opener remote(s), Play structure, Stove, Window Coverings, Washer, TV Wall Mount

Gds Excl:

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	11X20	Dining Room	M	9X10	Kitchen	M	8X10
Master Bedroom	M	11X12	Bedroom	M	9X10	Bedroom	M	8X9
Recreation Room	B	14X24	Four Piece Bath	M		Four Piece Bath	B	

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

Information Deemed Reliable But Cannot Be Guaranteed.

Tax Amount includes Education Tax, Improvements and Special Levies.

8/1/2017 9:54:49 PM

452 Burland Avenue , Winnipeg R2N 2M4 List Date: 06/05/2017 List Price: $319,000
MLS®: 1714700 Status: Active DOM: 57
Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	92.44 M2/995 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BLEVL	Lot Front:	13.41 M/44 F
Yr Built/Age:	1985/	Lot Dpth:	33.22 M/109 F
New Const:	No	Lot Area:	
Tax Amt:	$3,513.68	Tax Yr:	2016
Ed Tax:	$1,635.96	Imprv:	$240.48
Spc Lvy:		Payout:	
Linc #:	008R007970000		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 4 BDA: 2 TBD: 3 Baths: F2/H0

Remarks & Directions

Remarks: OPEN HOUSE SUNDAY JULY 16TH, 1-3PM. Welcome to 452 Burland Ave in beautiful River Park South. This bi-level home offers 995 sq ft with 2 bedrooms and 1 bath on the upper level along with a good size living and dining room with beautiful hardwood floors. The kitchen has it's own eating area and lots of cupboards for storage. Master bedroom has mirrored double closet. Second bedroom can be used as a bedroom or den, and has a door leading out to the back yard Lower level is fully finished, recreation room has large windows and a stone front - wood burning fireplace, third bedroom and 3 piece bathroom with walk in shower. Separate laundry room. Single attached garage with doors to both the house and backyard. The generous sized back yard is fenced, has an apple and plum tree, large garden and patio. It's located close to all amenities including schools, transportation outside your front door and shopping. Call now to view this home. Showings start now, offers anytime.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Stone/Wood	# FP:	1
Lot Dim:	Shape:	Acres:	Zoning: R1 / Hectares:
Frnt Exp:	Survey:	Fndtion:	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:	Single Attached, Front Drive Access; Enclsd: 1; Ttl: 3		
Remodel:			
Site Influ:	Corner, Fenced, Fruit Trees/Shrubs, Vegetable Garden, Private Yard, Shopping Nearby, Public Transportation		
Features:	Air Conditioning-Central, Monitored Alarm, Hood Fan, Main floor full bathroom, No Pet Home, No Smoking Home, Patio, Smoke Detectors, Sump Pump		
Gds Incl:	Alarm system, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Stove, Window Coverings, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living/Dining room	M	22X13.5	Eat-In Kitchen	M	12X9	Master Bedroom	M	13.5X12.17
Bedroom	M	10X9.08	Recreation Room	L	21.33X12.25	Bedroom	L	11X10.17
Three Piece Bath	L		Four Piece Bath	M				

	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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

71 Grassington Bay , Winnipeg R2N 1E6 List Date: 06/05/2017 List Price: $324,900

MLS®: 1714362 Status: Active DOM: 57

Area: 2E Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	137.68 M2/1,482 SF
Use:	Year-round	Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	15.24 M/50 F
Yr Built/Age:	1978/	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$3,890.24	Tax Yr:	2016
Ed Tax:	$1,808.16	Imprv:	$273.00
Spc Lvy:		Payout:	
Linc #:	008R005513300		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 7 BDA: 3 TBD: 3 Baths: F2/H1

Remarks & Directions

Remarks: Lovely 4 bedroom St Vital home with finished basement. Patio doors off sunken living room.The FR/DR features a wood-burning fireplace and patio doors to a large patio. The master bedroom boasts a large closet w/mirrored doors and a 4-piece ensuite. The finished lower level includes a recroom, a large pantry storage area under the stairs, a bedroom with large clothes closet. Fully fenced backyard. Upgrades include some tripane windows, high efficient furnace 2014, hardwood floor in living room,dining room and family room, new carpet (June 2017) in stairs going up, hallway and all bedrooms. A lovely home filled with sunshine/natural light! OPEN HOUSE JULY 15 SATURDAY 1:30-3:30 PM. Don't miss this one.

Dir/GPS: Bishop Grandin..South on St. Anne's Rd, Right On Meadowood, Left on Ashworth, Right on Whitley, Left on Grassington Bay

General Information

Basement:	Full			B Dev:	Fully Finished
FP Type/Fuel:	Stone/Wood			# FP:	Zoning: R1
Lot Dim:		Shape:	Normal	Acres:	Hectares:
Frnt Exp:	E	Survey:		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: Double Attached
Remodel: Flooring, Furnace, Windows
Site Influ: Fenced, Landscape, Landscaped patio, No Back Lane
Features: Air Conditioning-Central, No Smoking Home, Patio
Gds Incl: Dryer, Refrigerator, Stove, Washer
Gds Excl:
Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	12X16.5	Family Room	M	14.92X16.75	Dining Room	M	6X6.92
Kitchen	M	8.5X13.5	Master Bedroom	U	12X14	Bedroom	U	8.25X10.75
Bedroom	U	8.5X11	Recreation Room	B	10.92X18.7	Two Piece Bath	M	
Four Piece Bath	U		4 Piece En Bath	U				

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

7 Poitras Place , Winnipeg R2N2W3 List Date: 06/01/2017 List Price: $347,500
MLS®: 1714104 Status: Active DOM: 61
Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	159.05 M2/1,712 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	SP4L	Lot Front:	13.72 M/45 F
Yr Built/Age:	1984/Older	Lot Dpth:	33.22 M/109 F
New Const:	No	Lot Area:	
Tax Amt:	$4,224.08	Tax Yr:	2017
Ed Tax:	$1,928.71	Imprv:	$245.25
Spc Lvy:		Payout:	
Linc #:	008R007809000		
Schl Div:	W51		
Legal:	Lot:9 Blk:16 Plan:18142		
Add Lgl:	LBP 9 16 18142 133/138 ST N		
RMA:	5 BDA: 1 TBD: 3	Baths:	F2/H0

Remarks & Directions

Remarks: This beauty is in a great location in River Park South, close to shopping, schools and transportation! 3 large bedrooms and 2 upgraded baths! Natural light flows thru the many upgraded windows. Spacious kitchen with loads of cabinets and garden doors to deck. Vaulted ceilings, dining room overlooks living room and wood burning fireplace! Gracious master bedroom. 3rd and 4th levels are completely finished! Large front entrance with entry to the attached garage. Yard is completely fenced and comes with a gazebo!

Dir/GPS:

General Information

Basement:	Full	B Dev:	Fully Finished
FP Type/Fuel:	Stone/Wood	# FP:	1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick, Stucco, Wood Siding	Cnstrct:	Wood Frame
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Laminate, Tile, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:		Hydro:	

Zoning: R1

Parking: Single Attached; Enclsd: 1; Ttl: 4
Remodel: Bathroom, Other remarks, Windows
Site Influ: Fenced, No Back Lane, Paved Street, Shopping Nearby, Public Transportation
Features: Air Conditioning-Central, Deck, Ceiling Fan, Hood Fan, High-Efficiency Furnace, Hot Tub, No Smoking Home, Patio, Porch, Smoke Detectors, Sump Pump
Gds Incl: Alarm system, Dishwasher, Garage door opener, Garage door opener remote(s), Storage Shed, Window Coverings
Gds Excl:
Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Three Piece Bath	U		Four Piece Bath	L		Living Room	M	17.42X15.17
Recreation Room	B	22X16	Bedroom	L	12.17X11.17	Bedroom	L	12.17X11.17
Laundry Room	L	10X9.67	Master Bedroom	U	13.17X13	Dining Room	U	10.67X10.67
Kitchen	U	15.58X9.33	Family Room	U	13.17X10			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

117 Sadler Avenue , Winnipeg R2M 1N8 List Date: 05/25/2017 List Price: $269,900

MLS®: 1713364 Status: Active DOM: 68

Area: 2D Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	117.06 M2/1,260 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	15.24 M/50 F
Yr Built/Age:	1945/Older	Lot Dpth:	65.53 M/215 F
New Const:	No	Lot Area:	
Tax Amt:	$3,224.12	Tax Yr:	2016
Ed Tax:	$1,475.23	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R003074500		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 5 BDA: 3 TBD: 3 Baths: F2/H0

Remarks & Directions

Remarks: Showings starts now. Open house Sat and Sun, June 24-25, 2-4pm. Well maintained bungalow with 3 bedrooms and 2 bathrooms. Spacious living room. Gleaming hardwood floors. Modern kitchen with large island, granite countertops. Master bedroom with 3 piece bath. Sunroom and double detached garage. Huge lot. Great St vital location. A must see.

Dir/GPS:

General Information

Basement:	Crawl space	B Dev:	
FP Type/Fuel:	Stove/Electric	# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete, Piled
Exterior:	Stucco	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		
Remodel:			
Site Influ:	Fenced, Fruit Trees/Shrubs, Low maintenance landscaped, No Back Lane, Private Yard		
Features:	Air Conditioning-Central, Hood Fan, Main floor full bathroom, Sunroom		
Gds Incl:	Blinds, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Play structure, Storage Shed, Stove, Vacuum built-in, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	18.67X15.5	Eat-In Kitchen	M	15.25X12	Master Bedroom	M	15.75X10.75
Bedroom	M	8.83X11.5	Bedroom	M	8.75X11.42	Four Piece Bath	M	
Three Piece Bath	M							

	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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

29 Parkville Drive , Winnipeg R2M2H4 List Date: 05/26/2017 List Price: $299,500

MLS®: 1713356 Status: Active DOM: 67

Area: 2C Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	106.28 M2/1,144 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	1+1/2	Lot Front:	15.24 M/50 F
Yr Built/Age:	1954/Older	Lot Dpth:	64.92 M/213 F
New Const:	No	Lot Area:	989.51 M2/10,651 SF
Tax Amt:	$3,511.25	Tax Yr:	2016
Ed Tax:	$1,618.74	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R003313500		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 7 BDA: 4 TBD: 6 Baths: F2/H0

Remarks & Directions

Remarks: Location! Location! Location! Steps to Dakota Plaza shopping center. Bus station beside the house going to U of M and Red River College. This beautiful 1144 square feet 1.5 storey house is on a huge lot 50' x 213'. 4+2 good size bedrooms make the home perfect for a big family. Lots of windows make the house very bright. Oversize double detached garage 22' x 29' is on the back. There is a 12.5' x 12.5' concrete patio beside the garden door. New carpet and new laminate floor on the basement.Move in condition. Don't miss it!

Dir/GPS:

General Information

Basement:	Full			B Dev:	Fully Finished
FP Type/Fuel:				# FP:	Zoning: R1
Lot Dim:		Shape:	Normal	Acres:	Hectares:
Frnt Exp:		Survey:		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:	Double Attached				
Remodel:					
Site Influ:	Corner, Fenced, Back Lane, Shopping Nearby, Public Transportation				
Features:					
Gds Incl:	Dryer, Dishwasher, Refrigerator, Garage door opener, Stove, Washer				
Gds Excl:					
Rnt Eqp:	None;				

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.47X11	Dining Room	M	11X9.75	Kitchen	M	11.5X8.25
Master Bedroom	M	10.33X9.75	Bedroom	U	10.75X9.62	Bedroom	U	11.33X9
Bedroom	U	10.67X10.25	Bedroom	L	15X8	Three Piece Bath	L	
Three Piece Bath	M		Bedroom	L	13X8			

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
8/1/2017 9:54:49 PM

65 Sandale Drive , Winnipeg R2N 1A3 List Date: 05/11/2017 List Price: $93,900

MLS®: 1711739 Status: Active DOM: 82

Area: 2F Nghbrhd: South Glen

Property Type

Type:	MH	Liv Area:	98.85 M2/1,064 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	BNG	Lot Front:	
Yr Built/Age:	1983/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	$.00	Tax Yr:	2016
Ed Tax:		Imprv:	$.00
Spc Lvy:		Payout:	
Linc #:	8959000103138		
Schl Div:	.		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: "WORTH the DRIVE" Terrific 3 bedroom Dutch Villa by "EEE" mobile home. Unique sunken living room. Sit and relax by the real wood burning fireplace. Generous sized rooms compliment this move in ready St Vital home. HWT replaced in 2017. Weather friendly side porch, front drive, fresh skirting 2014. Programmable thermostat and furnace maintenance (2 new box switches 2016). Area rugs included in the sale. Lot $497/mth (water included, no property taxes). Park features: outdoor pool, one extra compound parking spot for R.V.

Dir/GPS: Go right after entering park. Follow road to #65 Sandale.

General Information

Basement:	Full		B Dev:		
FP Type/Fuel:	Corner/Wood		# FP:	1	Zoning:
Lot Dim:		Shape:	Acres:		Hectares:
Frnt Exp:		Survey:	Fndtion:	See remarks	
Exterior:	Aluminum Siding		Cnstrct:		
Roof:	Shingle		Water:	Municipal/Community	
Flooring:	Vinyl		Sewer:	Municipal/Community	
Heating:	Forced Air		H Fuel:	Electric	
Gas:			Hydro:	Budget $165.00/M	
Parking:	Front Drive Access				
Remodel:					

Site Influ: Landscape, No Back Lane, Paved Street, Shopping Nearby

Features: Air Conditioning-Central, Main floor full bathroom, Porch, Sump Pump

Gds Incl: Dryer, Dishwasher, Refrigerator, Freezer, Storage Shed, Stove, Window Coverings, Washer

Gds Excl: Master bdrm curtains

Rnt Eqp: None;

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	15.5X13	Eat-In Kitchen	M	18X13	Master Bedroom	M	11.6X11
Bedroom	M	8.5X8	Bedroom	M	8.5X8	Four Piece Bath	M	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
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24 Havelock Avenue , Winnipeg R2M 1G9 List Date: 05/03/2017 List Price: $349,900

MLS®: 1710761 Status: Active DOM: 90

Area: 2D Nghbrhd: St Vital

Property Type

Type:	RD	Liv Area:	121.98 M2/1,313 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	TWO	Lot Front:	7.62 M/25 F
Yr Built/Age:	2017/To Be Built	Lot Dpth:	30.48 M/100 F
New Const:	Yes	Lot Area:	
Tax Amt:	$.00	Tax Yr:	2016
Ed Tax:	$1,107.86	Imprv:	$272.50
Spc Lvy:		Payout:	
Linc #:	008R002568500		
Schl Div:	W51		
Legal:			
Add Lgl:			

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

Remarks & Directions

Remarks: SS Now. Offer presented as received. Welcome to MAKENA I by Srena Homes. A gorgeous over 1300 SqFt 2 -storey home that has a combination of modern features with affordability in St Vital's mature street. This particular plan comes with 3 bedrooms, 2.5 baths & full insulated basement that is roughed in and ready to be developed according to your taste & needs. Main floor presents open concept floor plan with high-end laminate flooring, 9 FT high ceiling height, living room, dining area, powder room and a big kitchen with designer kitchen cabinets & pantry. Upper level offers master bedroom with walk-in-closet, 4 pc en-suite & walk-out-balcony, 2 additional big size bedrooms and 3rd 4 pc bath. Few block away from Louis Reil School, Shopping, Public Transportation and other amenities. Please call for more information.

Dir/GPS:

General Information

Basement:	Full	B Dev:	Insulated
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	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:	None, Rear Drive Access		
Remodel:			
Site Influ:	Back Lane, Paved Lane, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	One Balcony, Engineered Floor Joist, High-Efficiency Furnace, Heat recovery ventilator, Sump Pump		
Gds Incl:	Dryer, Dishwasher, Refrigerator, Microwave, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	14.4X11	Dining Room	M	12.4X10	Kitchen	M	14.4X12.4
Master Bedroom	U	14.6X11	Bedroom	U	10.2X8.1	Bedroom	U	10.2X8.1
4 Piece En Bath	U		Four Piece Bath	U		Two Piece Bath	M	

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
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92 Trowbridge Bay , Winnipeg R2N2V7 List Date: 05/03/2017 List Price: $374,000

MLS®: 1710643 Status: Active DOM: 90

Area: 2F Nghbrhd: River Park South

Property Type

Type:	RD	Liv Area:	155.52 M2/1,674 SF
Use:		Fin Bsmnt:	.00 M2/ SF
Style:	SP4L	Lot Front:	20.12 M/66 F
Yr Built/Age:	1984/Older	Lot Dpth:	67.67 M/222 F
New Const:	No	Lot Area:	
Tax Amt:	$4,512.52	Tax Yr:	2016
Ed Tax:	$2,106.65	Imprv:	$297.57
Spc Lvy:		Payout:	
Linc #:	008R007752000		
Schl Div:	W51		
Legal:			
Add Lgl:			

RMA: 5 BDA: 1 TBD: 3 Baths: F2/H0

Remarks & Directions

Remarks: Great 4 level split home in River Park South. 3 bedrooms 2 bathrooms. Large kitchen with newer appliances (2013). Newer sump pump (2015) New roof (May 2017) Features a huge yard with inground pool, double attached garage, and loads of functional living space inside. Great schools and neighbours! Close to everything. Be sure to come and see this fabulous home for yourself.

Dir/GPS:

General Information

Basement:	Half basement	B Dev:	Fully Finished
FP Type/Fuel:		# FP:	Zoning: R1
Lot Dim:	Shape:	Acres:	Hectares:
Frnt Exp:	Survey:	Fndtion:	Concrete
Exterior:	Brick, Stucco	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Wall-to-wall carpet, Vinyl, Wood	Sewer:	Municipal/Community
Heating:	Forced Air	H Fuel:	Natural gas
Gas:	Actual $150.00/M	Hydro:	Actual $65.00/M
Parking:	Double Attached, Front Drive Access; Enclsd: 2		
Remodel:			
Site Influ:	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscape, Playground Nearby, Shopping Nearby, Public Transportation		
Features:	Pool, inground, Air Conditioning-Central, Deck, Sump Pump		
Gds Incl:	Blinds, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Stove, Window Coverings, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	17X13.42	Eat-In Kitchen	U	10.33X8.17	Kitchen	U	16X9.75
Office	U	13.42X9.92	Master Bedroom	U	13X12.25	4 Piece En Bath	U	
Bedroom	L	11.75X11.25	Bedroom	L	13.25X10.83	Laundry Room	L	9.17X5.5
Three Piece Bath	L		Recreation Room	B	19.42X10.67	Other	B	16.75X7.92

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

Information Deemed Reliable But Cannot Be Guaranteed.
Tax Amount includes Education Tax, Improvements and Special Levies.
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