

This Weeks New Home Listings



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Listing details provided by:



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CENTURY 21.

Carrie Realty

Residential Client Multi Photo (Small Print)

MLS® #: **202615429** Area: **4A**
Status: **A** DOM:
Yr Blt/Age: **1895/Older** New Const: **No**
Beds: **4** Baths: **F1/H0**
Type: **Single Family Detached**
Liv Ar: **135.27 M2/1,456 SF**

Zoned C2 and currently tenant occupied (same tenant for 17 years!)...making this an excellent buy at this price. Newer shingles, hwt and windows. 48 hours notice is required. Call for more details.



Price: **\$84,900**



MLS® #: **202615090** Area: **4A**
Status: **A** DOM:
Yr Blt/Age: **1910/Older** New Const: **No**
Beds: **2** Baths: **F1/H1**
Type: **Single Family Detached**
Liv Ar: **89.19 M2/960 SF**

SS NOW! OFFERS AS RECIVED! Opportunity knocks for the right buyer. This affordable 1¾ story home offers strong potential for investors, renovators, or buyers looking to build sweat equity. Built in 1910, this 2-bedroom, 2-bathroom property sits on a spacious lot with a good-sized yard and plenty of room to improve and add value. The home requires updating and repairs throughout and is being sold as-is, making it best suited for those ready to take on a project. Whether you're considering a flip, rental investment, or long-term renovation, this property presents a chance to get into the market at an accessible price point. Conveniently located close to schools, transit, and local amenities.



Price: **\$104,900**



651 Langside Street , Winnipeg R3B 2T9
MLS® #: **202615134** Area: **5A**
Status: **A** DOM:
Yr Blt/Age: **1980/Older** New Const: **No**
Beds: **3** Baths: **F1/H1**
Type: **Single Family Attached**
Liv Ar: **83.61 M2/900 SF**

Price: **\$134,999**

S/S NOW - A Great opportunity to build equity at an affordable price! This West End starter TWO Story is located mid block and is close to all conveniences. The main floor has a spacious Living Room & Dining Room, Eat-in Kitchen, two good sized bedrooms. finished lower level with more storage space, The oversized double Garage insulated with space for a workshop. A perfect place to call home that is cheaper than rent! Call your Realtor today to book your showing.



508 Cathedral Avenue , Winnipeg R2W 0Y3
MLS® #: **202615269** Area: **4C**
Status: **A** DOM:
Yr Blt/Age: **1912/** New Const: **No**
Beds: **3** Baths: **F1/H0**
Type: **Single Family Detached**
Liv Ar: **96.62 M2/1,040 SF**

Price: **\$139,900**

This 1,000+ sq ft 2 story features a large living room and dining room, a kitchen that leads to the porch area and a fenced backyard complete with a double detached garage. The upper level has 3 bedrooms and a bathroom with a bonus area off the primary bedroom. The basement offers good height and huge potential. Whether you're an experienced renovator or someone looking for a new project, this home offers an excellent opportunity to create a custom living space in a vibrant community or a potential investment property.



#145 480 Augier Avenue , Winnipeg R3K 1S5
 MLS® #: **202615006** Area: **5G**
 Status: **A** DOM:
 Yr Blt/Age: **1978/Older** New Const: **Yes**
 Beds: **2** Baths: **F1/H0**
 Type: **Mobile Home**
 Liv Ar: **96.25 M2/1,036 SF**

Price: **\$145,000**

SS Now. Offers as received. Affordable homeownership starts here! Welcome to this well-maintained 2-bedroom, 1-bathroom mobile home offering 1,036 sq. ft. of bright, open-concept living in desirable St Charles. The spacious kitchen features ample cabinetry and counter space, flowing into a generous dining area. Enjoy an updated bathroom with a jetted tub and tile surround, plus a convenient laundry area with additional storage. Recent updates include shingles ('25) newer windows, flooring, siding, skirting, and dishwasher. Outside you'll find a large front driveway, spacious storage shed, and yard space to relax or garden. Downs Village Mobile Home Community is a quiet, well-kept, pet-friendly, owner-occupied park, offering a true sense of community and pride of ownership. monthly lot fee includes property taxes, water, and sewer, making this an affordable, low-maintenance lifestyle. Home can be sold furnished - move in ready , just bring your toothbrush! Book your private showing today!



958 Redwood Avenue , Winnipeg R2X 0X8
 MLS® #: **202614986** Area: **4B**
 Status: **A** DOM:
 Yr Blt/Age: **1914/Older** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **109.72 M2/1,181 SF**

Price: **\$169,444**

Offers on Thursday July 2/26 about 7 pm! Estate Sale! West of Arlington St! Super Clean! Well cared for Grandma's home of 30+ yrs. Combo Living/Dining Rooms with Gleaming Oak Floors. Sunny Open White Kitchen with Pantry & Bay Window Overlooking Backyard! Large Open Primary Bedrm + Open Ensuite Bathrm & Jetted Soaker Tub. Open area for Office & Coffee Balcony! Basement: Mostly used as a Hobby/Workshop/Storage areas. Maintenance free Vinyl Siding, Aluminum Facia/Soffits. Upgraded Windows/Doors. HEE (95%) Gas Furnace & C/Air have a Cleaning/Repair Contract \$64.99+T/M. On Budget: Hydro \$55 + Gas \$78/M! Breaker Panel, Copper Plumbing & Wiring. Deep (131') Fenced South "Maintenance Free" Backyard with BBQ Deck area + Double (20'x20') Garage with Opener. Note: City of Wpg Assessment \$195,000/25! Poss. Date: Flexible (Ideal July 15-17). Landlords: Should/Could Rent for \$1,399-\$1,500/M+U! Items to remain are: Alarm, Other, Fridge, Range, Washer, Dryer, Freezer, Central air, Garage door opener + remote, BSM workbenches. (NO OPEN HOUSES - Private showings only)!



375 Arlington Street , Winnipeg R3G 1Z1

MLS® #: 202614270 Area: 5A
Status: A DOM:
Yr Blt/Age: 1909/Older New Const: No
Beds: 2 Baths: F1/H1
Type: Single Family Detached
Liv Ar: 94.76 M2/1,020 SF

OFFERS AS RECEIVED! Welcome to 375 Arlington Street, a centrally located 1½-storey home offering an excellent opportunity for first-time home buyers, investors, or anyone looking to build equity. Situated in Winnipeg's vibrant West End, this property is just steps from major transit routes, schools, shopping, restaurants, and everyday amenities. The main floor features a functional kitchen and a bright, spacious living area filled with natural light from large windows, creating a warm and inviting atmosphere. Convenient main floor laundry adds to the home's practicality, while recent updates, including a high-efficiency furnace, provide added peace of mind. With solid fundamentals and plenty of potential, this home is ready for its next owner to move in, make it their own, or add to their investment portfolio. Affordable, well-located, and full of opportunity, this is a fantastic chance to enter the market in a sought-after central Winnipeg location.



Price: **\$174,900**



395 Ferry Road , Winnipeg R3J 1W3

MLS® #: 202610592 Area: 5E
Status: A DOM:
Yr Blt/Age: 1918/Older New Const: No
Beds: 2 Baths: F1/H0
Type: Single Family Detached
Liv Ar: 64.10 M2/690 SF

SS July 4, offers reviewed July 14! St James Bungalow just waiting for a new owner! Good way to start! Why pay rent when you can own a home! Recently redecorated with New Laminate Flooring throughout the Living Room/Dining room, and Kitchen area! Two good sized Bedrooms with new Carpeting! New drywall in Living room and Bedrooms. Windows have been updated from the originals! Ample Rear Yard Parking! Perfect for first Time Buyers, downsize buyers or investors!. Prime location, just a short stroll to Polo Park Shopping Center. Excellent access to transit and a quick commute to Downtown. The home is also surrounded by existing infrastructure and amenities making it a possibility for new construction!(Buyer to do their own due diligence relative to this)



Price: **\$199,800**



116 Hespeler Avenue , Winnipeg R2L 0L4
 MLS® #: **202615038** Area: **3C**
 Status: **A** DOM:
 Yr Blt/Age: **1910/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **78.22 M2/842 SF**

Price: **\$199,900**

Offers as received! Calling all first-time buyers, investors, or anyone looking for a solid, move-in ready home. Welcome to 116 Hespeler, a fantastic opportunity to own a well-maintained home in the heart of Glenelm at an affordable price. Offering nearly 850 sq. ft. of living space, this charming home features an open-concept layout with a spacious living and dining area, plus an updated eat-in kitchen with new countertops. The home offers a large primary bedroom, a second good-sized bedroom, and an updated 4-piece bathroom. A spacious mudroom with main floor laundry adds extra convenience. The basement provides additional storage space. Outside, enjoy the fully fenced backyard with a sliding gate leading to a rear parking stall, plus an additional parking space. Cozy, functional, and truly move-in ready—don't miss your chance to make this wonderful home yours! Book your showings today.



218 Johnson Avenue , Winnipeg R2L 0H8
 MLS® #: **202615081** Area: **3A**
 Status: **A** DOM:
 Yr Blt/Age: **1912/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **89.19 M2/960 SF**

Price: **\$199,900**

Showing start now, offers Monday July 6/26. Welcome home to the first time Buyer or budget adjuster! Some features you will like are 3 bedrooms, 2 bathroom (one currently being updated - adding even more value! Bright updated kitchen, newer flooring, convenient main floor laundry, double detached garage, generous yard for the kids, pets, gardening or entertaining. Easy access to public transit, schools, parks, shopping and everyday amenities. Whether you are looking for your next home or smart investment, this property offers comfort, convenience and excellent potential.



1044 Ashburn Street , Winnipeg R3G 3E3
MLS® #: **202614903** Area: **5C**
Status: **A** DOM:
Yr Blt/Age: **1942/Older** New Const: **No**
Beds: **3** Baths: **F1/H1**
Type: **Single Family Detached**
Liv Ar: **86.03 M2/926 SF**

S/S Tuesday June 30, Offers July 9!
Handyperson Special! Nice curb appeal and tons of potential. 3 bedrooms 2 bathroom close to all amenities. Upper loft Primary bedroom with ample storage space. Main floor has 2 bedrooms, good size living room and kitchen and full bathroom. Basement has a finished rec room, den, utility room and 2 piece bathroom. Good size yard with a nice shed. HE furnace (approx 13 years old), shingles (approx 10 years old). Other features include Tankless Hot Water Tank, Central Air. Home needs TLC but well worth it. Currently rented but on a month to month basis for \$1350 plus utilities.



Price: **\$199,900**



218 Regent Avenue E, Winnipeg R2C 0C3
MLS® #: **202615388** Area: **3M**
Status: **A** DOM:
Yr Blt/Age: **1910/Older** New Const: **No**
Beds: **2** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **84.26 M2/907 SF**

SS. Wednesday July 1st. Offers Tuesday July 7th. Great remodelled 1½-storey home located in a desirable neighbourhood close to all major amenities. Step inside through the welcoming front porch, perfect for shoes and jackets, into the spacious living room featuring fresh paint, luxury vinyl plank flooring and recessed lighting. The bright eat-in kitchen offers white cabinetry, plenty of counter space and direct access to the large deck. The main floor also features a nicely updated 3-piece bathroom with a large shower. Upstairs you'll find luxury vinyl plank flooring, two spacious bedrooms and another 3-piece bathroom. Outside, enjoy the fully fenced backyard with a large deck, parking pad and single detached garage. An excellent opportunity for buyers looking for an affordable, move-in ready home with stylish updates. Everything you need in one great package!



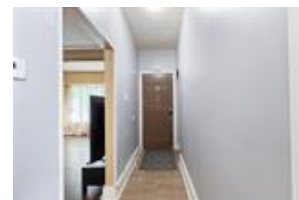
Price: **\$209,900**



444 Burrows Avenue , Winnipeg R2W 2A1
 MLS® #: **202614972** Area: **4A**
 Status: **A** DOM:
 Yr Blt/Age: **1905/Older** New Const: **No**
 Beds: **2** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **95.69 M2/1,030 SF**

Price: **\$209,900**

S/S now. Offers as Received. Welcome to 444 Burrows Avenue! This beautifully updated 1,030 sq. ft. bungalow has undergone extensive renovations over the years. The modern kitchen, renovated in 2014, features granite countertops, a breakfast nook, and s/s appliances. The spacious living and dining rooms provide a comfortable layout for everyday living and entertaining. The main floor also offers two generously sized bedrooms and a 4-piece bathroom. The primary bedroom features sliding patio doors leading to the backyard porch. The fully finished basement offers exceptional flexibility with a recreation room, office area, multi-purpose room, hobby room, (potential bedroom?) and a convenient 2-piece bathroom. Outside, you'll appreciate the excellent curb appeal with a fully fenced yard.. A massive 8.7' x 20.4' storage shed, matches the exterior of the home, provides plenty of additional storage. Upgrades include the roof (2020), kitchen, bathroom, exterior, windows, flooring, plumbing, 100-amp panel. (no knob-and-tube) Some TLC is needed but has been priced accordingly, offering incredible value. Low taxes, quick possession available, and close to schools, shopping, public transportation, and downtown.



388 Ottawa Avenue , Winnipeg R2K 1K8
 MLS® #: **202614795** Area: **3A**
 Status: **A** DOM:
 Yr Blt/Age: **1914/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **106.84 M2/1,150 SF**

Price: **\$209,900**

SS Now/Offers as received/OH Sun Jun 28 2-3:30pm - Welcome to this charming East Kildonan gem! Whether you're a first-time home buyer, looking to downsize, or searching for a fantastic investment opportunity, this delightful 1150sf home offers the perfect blend of charm, space & value. Step inside and be welcomed by a bright and inviting living rm, the perfect place to unwind after a long day. The spacious kitchen offers plenty of cupboard & counter space, making meal prep & entertaining a breeze. The mn flr also features a comfortable bedrm, 4pc bath, and convenient mn-flr laundry. Upstairs, you'll find a spacious primary bedrm that offers endless possibilities for creating your own private retreat. You'll love the abundance of room & storage space. The lwr lvl is unspoiled and provides excellent storage options. Outside, enjoy a fantastic bckyrd complete w/deck that's perfect for summer BBQs, shed for additional storage, and parking pad. There's plenty of room for kids and pets to play. Located close to schools, shopping, public transportation, parks & everyday amenities, this home offers convenience and value in a great neighborhood. Nwr HWT (23)! Don't miss your chance to own this wonderful home!



1546 Pritchard Avenue , Winnipeg R2X 0H7
 MLS® #: **202615439** Area: **4B**
 Status: **A** DOM:
 Yr Blt/Age: **1948/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **95.04 M2/1,023 SF**

Showings start Friday July 3. Offers anytime after. Such a cute, quiet neighbourhood! Mature trees line the streets, close to shopping, with all levels of school in walking distance including Sisler High school with incredible programs. This home has all you need right on the main floor including bathroom and laundry with an oversized single garage and beautiful yard. And to top it off, this house has been lovingly cared for by the same family for 70 years! Updates include AC, sump, roof, furnace, bathroom, panel and some windows and doors.



Price: **\$219,900**



386 Parr Street , Winnipeg R2W 5E7
 MLS® #: **202614466** Area: **4A**
 Status: **A** DOM:
 Yr Blt/Age: **1938/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **102.56 M2/1,104 SF**

Showing start June 29, OTP July 6. Open house Sat, July 4 12:00-1:30, Sun July 5 11:00-12:30. Welcome to 386 Parr Street. Over 1,100 sq. ft. of living space with 3 bedrooms, 1 bathroom, and an oversized single detached garage on a fenced lot. This home is LOADED with recent big ticket upgrades. The home features a fully renovated kitchen (2025) new shingles(2025), a new hot water tank (2025), refinished hardwood floors throughout the home (2024), and a complete electrical rewiring (2022), giving buyers peace of mind for years to come. The main floor offers a spacious living room, dining room, updated kitchen, a main floor bedroom, and a full 4-piece bathroom. Upstairs you'll find two additional bedrooms. The basement is partially finished and waiting for your final touches to add even more living space. Ideally located just minutes from schools, parks, public transit, shopping, and everyday amenities, this home is an excellent opportunity for first-time buyers, growing families, or investors alike. Don't miss your chance to own this move in ready home packed with value and modern updates!



Price: **\$219,900**



439 College Avenue , Winnipeg R2W 1M6
 MLS® #: **202615400** Area: **4B**
 Status: **A** DOM:
 Yr Blt/Age: **1907/Older** New Const: **No**
 Beds: **2** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **109.63 M2/1,180 SF**

Price: **\$229,900**

OTP July 7th (Evening). Welcome to 439 College Ave, a true gem that reflects pride of ownership throughout. This beautifully maintained and updated 1,180 sq. ft. character home offers the perfect blend of character and modern updates! From the charming front porch to the private rear deck, this 2-bedroom, 2-bath home shows exceptionally well. The main floor features new plank flooring (2024), a spacious living room, entertainment-sized dining area, convenient 2-piece bath, and a bright kitchen with access to the rear deck. Upstairs offers two generous bedrooms (easily converted back to three) and a beautifully updated full bath (2018). The insulated basement provides excellent storage and future development potential. Outside, the 30' x 149' fully fenced lot offers exceptional privacy with a multi-level deck, gazebo, spacious yard, and rear parking. Updates include windows and exterior doors (2016–18), full re-insulation (2015), shingles (2021), exterior paint (2022), eavestroughs and downspouts (2015), electrical (2013), HE furnace and A/C (2017), HWT (2017), dishwasher (2026), and front fencing (2026). Contact your REALTOR® for the complete list of updates and features.



229 Roseberry Street , Winnipeg R3J 1T3
 MLS® #: **202615082** Area: **5E**
 Status: **A** DOM:
 Yr Blt/Age: **1918/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **59.83 M2/644 SF**

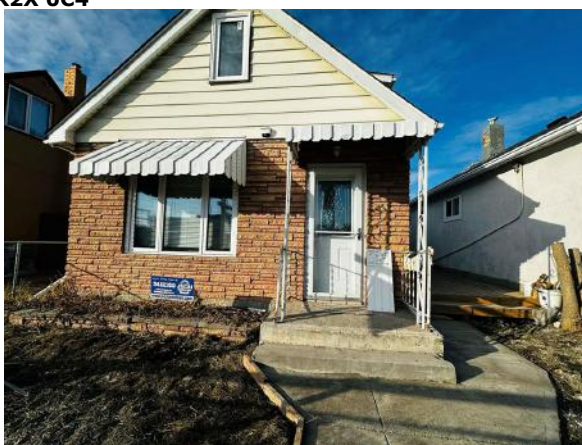
Price: **\$229,900**

Showings NOW | Offers ANYTIME! | Awesome and affordable opportunity to own in St. James! This charming 644 sq ft bungalow features 2 bedrooms, 1 bathroom, and a bright open concept living and dining space perfect for everyday living. The brand new kitchen is sure to impress, and updated flooring and fresh paint throughout give this home a clean, move-in ready feel. New shingles offer added peace of mind for years to come. A large mudroom and laundry room at the back of the home adds fantastic functional space — a rare find at this price point. Don't miss your chance to get into the desirable St. James neighbourhood!



1101 Selkirk Avenue , Winnipeg R2X 0C4
 MLS® #: **202614909** Area: **4B**
 Status: **A** DOM:
 Yr Blt/Age: **1907/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **94.48 M2/1,017 SF**

Start showing now. Offer anytime. Welcome to this charming 3 bedroom home close to McPhillips St. Thoughtfully designed with modern aesthetics, this property blends style, comfort and functionality. Main floor features a luxury vinyl plank flooring, primary bedroom, nicely decorated living room, a dining room, eat in kitchen, 4-pc bathroom, and the conveniently located main floor laundry area. There are 2 good sized bedrooms in the upper floor, with new flooring and freshly painted. Home is fully fenced with large backyard, new 10x16 deck, and double det. garage. Close to all level of school, public transport and shops of North Gate and Garden City.



Price: **\$229,900**



1213 Selkirk Avenue , Winnipeg R2X 0C8
 MLS® #: **202615199** Area: **4B**
 Status: **A** DOM:
 Yr Blt/Age: **1946/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **91.04 M2/980 SF**

OPEN HOUSE SAT 1-3. Welcome to this charming, move-in-ready home in desirable Shaughnessy Heights, conveniently located just two blocks west of McPhillips Street. Whether you're a first-time home buyer or an investor looking for an excellent revenue property, this home offers outstanding value and comfort. The spacious kitchen, beautifully renovated in 2021, is a baker's dream, featuring an abundance of cabinetry and plenty of workspace for cooking and entertaining. Recent upgrades include new windows and doors (2024), fresh interior paint (2024), and shingles replaced in 2021, giving you peace of mind for years to come. Step outside to your own backyard oasis, complete with lovely flower beds, perfect for relaxing or gardening, along with a single detached garage for added convenience. With its thoughtful updates, nice layout, and fantastic location close to shopping, schools, parks, and transit, this home is ready for you to move in and enjoy. Don't miss this wonderful opportunity!



Price: **\$239,900**



693 Walker Avenue , Winnipeg R3L 1C6
 MLS® #: **202614996** Area: **1Aw**
 Status: **A** DOM:
 Yr Blt/Age: **1927/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **61.69 M2/664 SF**

Price: **\$239,900**

Showings now. Offers presented as received.
Located in the desirable Lord Roberts neighbourhood of South Osborne, this affordable bungalow is within walking distance of Rapid Transit, schools, local shops, McKittrick Park, and the Park Theatre. The bright main floor offers open living and dining areas, a practical kitchen, and two bedrooms. Over the years, the home has benefited from several key improvements, including the shingles, soffits, fascia, eaves, electrical panel, and high-efficiency furnace. Outside, the fully fenced backyard features a patio, gardening space, and a single detached garage with rear lane access. This property is well suited for homeowners or investors seeking long-term value, with excellent transit access and a convenient central location.



1201 Dominion Street , Winnipeg R3E 2P6
 MLS® #: **202615217** Area: **5C**
 Status: **A** DOM:
 Yr Blt/Age: **1941/** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **64.66 M2/696 SF**

Price: **\$240,000**

Offers as received act quickly! Great opportunity for the smart buyer. Needs a good clean up & some tlc but priced accordingly! Prime West End location features spacious living room with cove ceiling, some updates to kitchen & bath, good size bedrooms, appears solid with full partly finished basement with recroom, extra room with window & 3 piece bath. Fenced yard with single garage. Bring your flashlight. Power for the home disconnected. Some debris in basement. Call now to view!



954 Dominion Street , Winnipeg R3G 2P1

MLS® #: **202614894** Area: **5C**
Status: **A** DOM:
Yr Blt/Age: **1923/Older** New Const: **No**
Beds: **2** Baths: **F1/H0**
Type: **Single Family Detached**
Liv Ar: **72.00 M2/775 SF**

Showings start June 28th 2pm. Open House June 28 2-4. Offers reviewed Monday, July 6. Completely renovated and move-in ready! This beautifully updated 775 sq. ft. bungalow in desirable Sargent Park is the perfect opportunity for first-time buyers, downsizers, or investors. Offering 2 bedrooms, 1 full bathroom, and a bright, open-concept layout, this home has been thoughtfully renovated. Enjoy a stunning new kitchen with modern cabinetry and countertops, a beautifully updated bathroom, new lighting and flooring throughout, and fresh paint that gives the entire home a clean, contemporary feel. The spacious full basement houses the washer and dryer and offers plenty of storage. Outside there is a nice deck to enjoy the evenings and you'll find both a single detached garage and carport, providing excellent parking and convenience. Located close to schools, parks, shopping, public transportation, and all the amenities Sargent Park has to offer, this home combines modern updates with an established neighborhood. At just \$249,900, this is an incredible opportunity to own a turnkey home at an affordable price. Come see all that 954 Dominion has to offer. Book your showing today!



Price: **\$249,900**



#134 480 Augier Avenue , Winnipeg R3K 1S5

MLS® #: **202615056** Area: **5G**
Status: **A** DOM:
Yr Blt/Age: **2026/New - Never Lived In** New Const: **Yes**
Beds: **2** Baths: **F2/H0**
Type: **Mobile Home**
Liv Ar: **96.62 M2/1,040 SF**

1040 sqft 2 bedroom 2 bathroom New Manufactured Home! Energy efficient Home, Vaulted Ceilings, neutral decor, stainless appliance Package included as well as fitted blinds, front stair and landing, A/C/. Two car front drive hard top parking. Partial Chain Link fenced yard. Low maintenance exterior. Quiet location.



Price: **\$254,900**



495 Matheson Avenue , Winnipeg R2W 0E3
 MLS® #: **202615383** Area: **4D**
 Status: **A** DOM:
 Yr Blt/Age: **1954/Older** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **71.35 M2/768 SF**

Price: **\$259,900**

Offers presented at 2:00 PM July 9...768 sq. ft. bungalow located in West Kildonan. Main level features an eat-in kitchen, living room with hardwood floors, a 4-piece bath, and two bedrooms also with hardwood floors. The basement has the laundry room, rec room and 3-piece bath. The back yard is fenced with a large deck (22 x 12), an over-sized single car garage (16 x 23) built in 2019, and parking for another vehicle. Dryer (2021), HE furnace (2020). All measurements (+-) jogs.



494 Langside Street , Winnipeg R3B 2T7
 MLS® #: **202615292** Area: **5A**
 Status: **A** DOM:
 Yr Blt/Age: **/Older** New Const: **No**
 Beds: **6** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **118.82 M2/1,279 SF**

Price: **\$259,900**

NOT ALL DUPLEXES ARE THE SAME! This solid investment has been cared for meticulously by its owner of 33 years. He's done well and he's ready to pass on this MONEY MAKER to you! Right from the front, you can see how much work and care has been put into this property. Look at all the plants! This would be well suited to someone buying their first property - you could live on one side and rent out the other to help pay for your mortgage - if you (or your tenants) have kids, there's a park directly out the back. Another great thing about this property is all the SPACE. Upstairs, you'll find a 2 complete 2 bedroom suite, and the main+lower level gives you 3 bedrooms (bsmt room may not meet egress) and plenty of storage space. Close proximity to HSC and U of W keep rental demand STRONG in this area - projected rents are approx 1400 up and 1600 main+down. Landlord pays utilities. Washer/Dryer hookups for BOTH Units. PROPERTY DISCLOSURE STATEMENT AVAILABLE - THIS IS RARE!! Call today or visit the open house to secure this SOLID INVESTMENT.



337 Victoria Avenue , Winnipeg R2C 2M4

MLS® #: **202615153** Area: **3L**
Status: **A** DOM:
Yr Blt/Age: **1930/Older** New Const: **No**
Beds: **2** Baths: **F1/H0**
Type: **Single Family Detached**
Liv Ar: **70.14 M2/755 SF**

Price: **\$259,900**

Showings start June 29; OFFERS ANYTIME!
Here's your chance to AVOID BIDDING WARS!! Cute 2 BR Bungalow with partial basement. Home features newer kitchen, shingles replaced in 2022, a lovely deck to enjoy our Winnipeg summers, and a great quiet location, near schools, parks, public transit, shopping and more. A great starter home, or add to your revenue portfolio. Come check it out today!



940 Carter Avenue , Winnipeg R3M 2E3

MLS® #: **202615422** Area: **1Bw**
Status: **A** DOM:
Yr Blt/Age: **1947/Older** New Const: **No**
Beds: **2** Baths: **F1/H0**
Type: **Single Family Detached**
Liv Ar: **55.74 M2/600 SF**

Price: **\$265,000**

Showings start now offers July 07 6:00pm. Great little starter home at an affordable price and in a nice safe area. Nice sized 42 x 100 ft. fenced yard with concrete block patio. Very well maintained by the present owner with lots of recent upgrades including furnace, windows, electrical, flooring and decorating. Primary bedroom is oversized for this type of starter home. Nice tasteful decor throughout and move in ready condition. Newer single detached garage with auto opener and upgraded overhead door. This area is zoned R2 and has re development potential! Close to Grant Park Shopping centre, all levels of schooling and public transportation. Possession is flexible and can be immediate.



425 Talbot Avenue , Winnipeg R2L 0R2
 MLS® #: **202615430** Area: **3A**
 Status: **A** DOM:
 Yr Blt/Age: **1909/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **130.06 M2/1,400 SF**

Price: **\$269,900**

SS July 3, Offers Anytime! Welcome to Elmwood where you'll find this meticulously renovated 4 bed, 2 bath 1400 sqft 2 story home. The home offers a spacious mainfloor master bedroom with his and hers closets. The floor plan is functional and traditional with formal dining room. Windows, shingles, plumbing, Hvac Electrical have all been updated! Nothing to do but move in. 145ft deep lot! Shows AAA, be sure to check out the virtual tour. Don't delay, book your showing today!



26 Beaumont Bay , Winnipeg R3T 0N1
 MLS® #: **202614928** Area: **1Jw**
 Status: **A** DOM:
 Yr Blt/Age: **1954/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Townhouse**
 Liv Ar: **82.50 M2/888 SF**

Price: **\$274,900**

Showing start now. Offers considered July 7th evening. Affordable living in West Fort Garry! Clean, fresh and well cared-for, this solid home is ready for a new owner to move in and make it their own. While some original elements remain, this meticulously cared for property presents a great canvas for future updates or effortless living as-is. Bright, functional rooms offer comfortable daily living, and the sleek, tidy condition means immediate occupancy with no major work required. Conveniently, the basement also provides a blank canvass for future development opportunities. Desirable West Fort Garry location close to schools, parks, shopping and transit - ideal for families, U of M students, investors or DIY renovators seeking value. Don't miss your chance to secure a well-maintained home with excellent potential. Book your showing today.



877 Telfer Street , Winnipeg R3G 2Y1
 MLS® #: **202615381** Area: **5C**
 Status: **A** DOM:
 Yr Blt/Age: **1914/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **111.86 M2/1,204 SF**

Price: **\$279,900**

OPEN HOUSE SUNDAY JULY 5th 2-4pm, OFFERS WED JULY 8th. * MORE PICS COMING SOON* Spectacular opportunity to gain some very fast equity in a mostly-renovated home located in a fantastic area. This straight & solid home has virtually all of the home systems updated in recent years, and most of the big renovation items are done too, but simply lacks some minor finishing touches. A little bit of new flooring and fresh paint would go a super long way here! Massive living area is adorned by updated window and potlights on the main. Spacious dining area + incredible kitchen sit towards the back of the home, accentuated by quartz counters, tile backsplash, soft close cabinets and stainless steel appliances. Excellent bedroom sizes, plus a super huge quartz dual vanity + tile bath surround in the 5 piece bath upstairs. The basement is dry & tall with an updated furnace and panel. Extra wide 35 foot lot makes for an awesome yard! Deck with staircase to back door is a bonus. Garage can be brought back to working order with a minimal effort! Great access to all levels of school, transit, grocery shopping and more! Priced below city assessment, move right in and update as you go! Call today and come for a tour!



890 Pritchard Avenue , Winnipeg R2X 0E9
 MLS® #: **202614128** Area: **4B**
 Status: **A** DOM:
 Yr Blt/Age: **2014/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **78.87 M2/849 SF**

Price: **\$289,900**

Showings Start Now! Offers Anytime! Affordable, move-in ready, and offering over 800 sq. ft. of well-designed living space, this 4-bedroom, 2-bathroom bi-level offers more than meets the eye! The bright, open main floor creates an inviting space where family dinners, weekend gatherings, and everyday life naturally come together, featuring large windows that fill the home with natural light, an updated kitchen with plenty of cabinetry, a spacious living and dining area, two bedrooms, and a full bathroom. The lower level offers two additional bedrooms, a second full bathroom, and a versatile rec room that's ready for movie nights, a kids' play space, overnight guests, or the home office you've been wanting. Outside, enjoy a fully fenced, low-maintenance yard with patio space, raised garden beds, mature trees, a storage shed, and the convenience of a rare double carport with additional covered storage. Situated on a quiet, tree-lined street close to schools, parks, shopping, and public transit, this home is an excellent opportunity for first-time buyers, growing families, or investors looking for exceptional value. Book your private showing today!



271 Glenwood Crescent , Winnipeg R2L 1K4
 MLS® #: **202613229** Area: **3C**
 Status: **A** DOM:
 Yr Blt/Age: **1924/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **77.95 M2/839 SF**

Price: **\$290,000**

Offers as received after Open House June 28 1-3pm! Set on a quiet mature tree-lined street steps from the Red River & minutes to Glenelm School, parks, transit & downtown, this character bungalow offers excellent flexibility with 2 main-floor bedrooms, lower-level rooms & 2 full baths. The bright main level features original hardwood floors, large windows, a welcoming heated front porch, living/dining area & an open kitchen with white cabinetry, beadboard detail, stainless steel appliances & convenient sightlines to the dining space. The spacious primary bedroom includes a walk-in closet & window nook, while the second bedroom works well for kids, guests or an office. The finished lower level adds valuable usable space with updated vinyl plank flooring, a rec room with wet bar, 3 pc bath, laundry/storage area & two additional rooms for extended family, roommates or investment-minded buyers (windows do not meet egress). Outside, enjoy a fenced yard, landscaped deck, shed & rear parking pad. Central A/C, updated shingles & a low-maintenance exterior add key practical value to this move-in ready Glenelm opportunity in a highly walkable neighborhood near the river pathway, schools, shopping & everyday amenities.



17 Kingswood Avenue , Winnipeg R2M 0R2
 MLS® #: **202615251** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **1945/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **59.37 M2/639 SF**

Price: **\$299,900**

Showings start July 2, Offers presented evening of July 7. Don't miss this terrific top to bottom remodelled home in a fantastic neighbourhood! Walk in and view the open main living space with a great spacious kitchen boasting quartz countertops, plenty of modern lighting and a great eat at counter space! Modern vinyl plank flooring adds to the low maintenance aspect and the updated bathroom features heated tile flooring and a tiled shower surround. Two bedrooms complete the main floor with its efficient and practical layout. Move out to the backyard to a great entertaining or relaxing space with a fully fenced (2023) yard and a patio waiting for your next backyard BBQ. The front drive allows for plenty of parking. Electrical and plumbing systems have been updated and a terrific flex/office space is built out in the basement. 6 modern appliances are to remain. All these updates makes this a property you can just move in to and start enjoying! This home is conveniently located close to shopping, schools and public transportation... Don't hesitate, memories are waiting to be made!



751 Dudley Avenue , Winnipeg R3M 1P8
 MLS® #: **202615279** Area: **1B**
 Status: **A** DOM:
 Yr Blt/Age: **1910/Older** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **86.86 M2/935 SF**

Price: **\$299,900**

Showings start July 2. Offers reviewed July 8. Open House Sun July 5, 12-1:30pm. This charming 2 bedroom, 1 bath home in Crescentwood would make a perfect starter home or investment property. Lovely, bright living room and dining area with electric fireplace. Main floor office with loads of light and glass doors. Large kitchen offers plenty of room for an appliance station & a coffee station. Stainless steel appliances and double sink in butcher block countertop with tiled backsplash. Upstairs offers 2 bedrooms. Lower level features a cozy TV room and an office. Hi-E furnace 2020, central air-conditioning 2022, washer & dryer 2023, stove 2023, shingles 2014. Great opportunity to get yourself into the market!



193 Berrydale Avenue , Winnipeg R2M 1M9
 MLS® #: **202615224** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **1956/** New Const: **No**
 Beds: **2** Baths: **F0/H0**
 Type: **Single Family Detached**
 Liv Ar: **63.64 M2/685 SF**

Price: **\$299,900**

Showings start now with offers presented July 8. Welcome to 193 Berrydale Avenue, a rare opportunity in the heart of highly sought-after St. Vital, just steps from the Seine River. Situated on an impressive 50 x 220 ft lot, this property offers outstanding potential for renovators, investors, builders, or buyers looking to create something truly special. The home is currently mid-renovation and requires significant work, providing the opportunity to complete the project to your own vision. Major mechanical updates include a high-efficiency furnace and newer central air conditioning. The exceptional lot offers tremendous potential for a renovation, future addition, or redevelopment (buyer to complete their own due diligence). The property also features both a garage and an oversized detached double garage/shop, offering excellent storage and workspace. Located close to walking trails, parks, schools, shopping, and all the amenities that make St. Vital one of Winnipeg's most desirable communities. Property is being sold as is, where is.



294 Semple Avenue , Winnipeg R2V 1B7
 MLS® #: **202614639** Area: **4D**
 Status: **A** DOM:
 Yr Blt/Age: **1923/** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **99.13 M2/1,067 SF**

Price: **\$299,900**

Showings start Tuesday, June 30th | Offers reviewed Wednesday, July 8th | Great location for this spacious, nearly 1100 SqFt, 3-bedroom bungalow. Offering exceptional value with numerous updates throughout, this home is ready for you to simply move in and enjoy! Major improvements include newer windows, electrical, high-efficiency furnace and central air conditioning, providing comfort, efficiency, and peace of mind for years to come. The updated kitchen features stylish cabinetry with abundant storage, newer appliances including a brand-new dishwasher, and a convenient peninsula with seating—perfect for casual dining or entertaining. The fully finished basement adds valuable living space with a large rec room highlighted by new carpeting, along with a spacious laundry area offering an abundance of storage. Outside, you'll find a large, fully fenced yard complete with a deck, storage shed and ample parking for multiple vehicles. Whether you're a first-time buyer, looking to downsize, or an investor seeking a turnkey property, this home presents an outstanding opportunity.



64 Egerton Road , Winnipeg R2M 2V7
 MLS® #: **202615186** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **1917/Older** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **114.64 M2/1,234 SF**

Price: **\$299,900**

SS Thurs July 2nd 2026, OTP Mon July 6th 2026. Welcome to 64 Egerton Road! Situated on a rare double lot in the heart of Glenwood, this well-maintained 1,234 sq. ft. home offers the perfect blend of character, space, and modern updates. A thoughtfully designed addition completed in 2012 provides extra living space, primary bedroom, 3 pc bath & main floor laundry making this home ideal for growing families or those looking for room to spread out. Step outside to enjoy the expansive deck & large gazebo overlooking the oversized yard—perfect for entertaining, summer BBQs, or simply relaxing. The property also features a single detached garage and huge parking pad with plenty of outdoor space for endless potential. Upgrades include high eff furnace & central air, PVC windows, spray foam insulation downstairs, hot water tank, & the list goes on. Conveniently located close to parks, walking trails, schools, shopping, and all the amenities St. Vital has to offer, this is an opportunity you won't want to miss!



73 Melonlea Cove , Winnipeg R2G 2L4
 MLS® #: **202614525** Area: **3G**
 Status: **A** DOM:
 Yr Blt/Age: **1975/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Attached**
 Liv Ar: **86.21 M2/928 SF**

Price: **\$299,900**

Showings start June 30, Open House July 5, 1-3 pm. Offers July 7. Lovingly maintained by a longtime owner, this solid Castlewood Homes-built bungalow offers comfort, value, and numerous updates. Built in 1975 with copper wiring and basement plumbing roughed in for a future bathroom, this home provides an excellent opportunity for first-time buyers, families, or downsizers. The main floor features a cozy living room with a wood-burning fireplace (sold as is), a functional eat-in kitchen, three bedrooms, and a beautifully refitted 4-piece bathroom by Bath Fitter. Recent upgrades include main floor windows (approx. 2016), fascia, soffits, and siding on the house, while shingles were replaced approximately 9 years ago. The kitchen is equipped with a newer Bosch dishwasher and an exhaust hood fan vented to the exterior. The basement offers a spacious rec room area with plenty of room for entertaining, hobbies, or family gatherings. Enjoy outdoor living on the welcoming front deck. Pride of ownership is evident throughout this well-cared-for home. A wonderful opportunity to own a solid home in a desirable location.



86 Rillwood Place , Winnipeg R2N 1J6
 MLS® #: **202615163** Area: **2E**
 Status: **A** DOM:
 Yr Blt/Age: **1978/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Attached**
 Liv Ar: **85.47 M2/920 SF**

Price: **\$299,900**

Showings start now. Offers Presented: July 6th. ****OPEN HOUSE - SATURDAY, JULY 4TH 1:00-3:00 PM**** Are you looking for a MOVE IN READY home in an UNBEATABLE LOCATION? Trust me... you're going to LOVE 86 RILLWOOD PLACE! Step inside this BEAUTIFULLY RENOVATED 3 bedroom, 1 bathroom attached bungalow and feel the BRIGHT and SPACIOUS main floor. A STUNNING white kitchen with an island flows into a fresh and inviting living space featuring a FULLY UPDATED 3pc bathroom, NEW flooring, fresh paint, and light fixtures. The lower level offers a SPACIOUS BLANK CANVAS with potential for a LARGE REC ROOM and a future bedroom. Step outside to a FULLY FENCED BACKYARD with a deck, large concrete patio, and a concrete parking pad. Major updates include shingles (2023) and hot water tank (2025), with interior updates completed in 2026 including bathroom, flooring, paint, and lighting giving TRUE PEACE OF MIND. Located in the INCREDIBLE FAMILY FRIENDLY neighbourhood of River Park South, you're minutes from schools, parks, transit, St. Vital Mall, community centres, and ALL MAJOR AMENITIES. Whether it's your FIRST HOME, downsizing or investing, THIS IS AN OPPORTUNITY YOU DON'T WANT TO MISS! Book your private showing today!



790 Cathedral Avenue , Winnipeg R2X 1H9

MLS® #: **202614746** Area: **4C**
Status: **A** DOM:
Yr Blt/Age: **1948/Older** New Const: **No**
Beds: **3** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **73.58 M2/792 SF**

Price: **\$299,900**

SS Friday June 26, Offers presented Thursday July 2nd. Nestled in the desirable Sinclair Park neighbourhood, this charming & stylish bungalow offers exceptional curb appeal w/ thoughtful updates. Meticulously maintained & move-in ready, this is a wonderful opportunity to own a solid home. Enter into the welcoming living room highlighted by beautiful original hardwood floors. The spacious eat-in kitchen provides the perfect setting for family gatherings & entertaining. Featuring newer SS appliances, this functional, inviting space is impressive. The main floor has a generous primary bedroom, a 2nd bedroom, and a 4-piece bath. The fully finished basement expands living space w/ a large rec room, an spacious bedroom, & a modern bathroom. Ample storage is available thru-out the lower level, including the utility and laundry areas. Location is everything, and this home delivers. Conveniently situated close to schools, healthcare facilities, public transportation, shopping, community centres, & playgrounds, this home provides easy access to all the amenities. Don't miss this rare opportunity to own this beautiful home. Excellent price + value, and a location you'll love. Book your private showing today!



153 Glenwood Crescent , Winnipeg R2L 1J8

MLS® #: **202615440** Area: **3C**
Status: **A** DOM:
Yr Blt/Age: **1937/Older** New Const: **No**
Beds: **3** Baths: **F1/H1**
Type: **Single Family Detached**
Liv Ar: **137.50 M2/1,480 SF**

Price: **\$309,900**

Showings start Saturday July 4 with offers anytime after. Be the newest member of this special, tight-knit, family oriented community! As you come through one of the 2 cutest porches and into the front door, you are met with gorgeous hardwoods throughout, large windows in every room, a formal dining room, powder room on the main floor and finally another porch in the back. Upstairs has 3 generous sized bedrooms and a full bathroom, and the hardwoods continue. The basements houses a fun, well loved hobby room and large laundry/ mechanical room. As you go out the back of this solid, you are met with a sizeable yard and a garage.



441 Maryland Street , Winnipeg R3G 1M1
 MLS® #: **202615093** Area: **5A**
 Status: **A** DOM:
 Yr Blt/Age: **1907/Older** New Const: **No**
 Beds: **5** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **149.76 M2/1,612 SF**

Showing starts now. Offer will be review July 6. PROPERTY IS APPROVED BY CITY FOR A "GROUP HOME" 2014. Check out this beautiful 5bedrooms character ,spacious home in the heart of Westend .Enjoy the completely redone kitchen with tons of cupboards and with island table. Freshly painted all throughout the house ,spacious living room and dining area which many family are looking for . Main floor bedroom , full bathroom, and laundry area for extra convenience .As you go up to second floor ,be amazed of extra spacious master bedroom with big windows that gives more than enough natural lights, full bathroom just across 3 more generous bedrooms to accommodate members of your family . According to seller ,shingles (2014) hot water tank (2026)high efficient furnace (2013) windows (2012) deck (2023).This 1612 ft 2 story home features large screen front porch ,original hardwood floor in the mainfloor,9 ft ceiling,alarm,all appliances included (2026)light fixtures (2026)wired smoke and carbon monoxide, shed ,fully fenced yard ,walking distance to schools,restaurants, transit etc. Close to University of Winnipeg ,downtown , airport.



Price: **\$309,900**

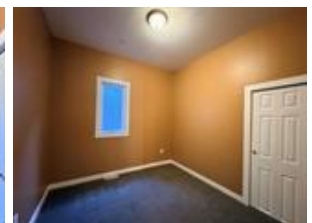


237 Rutland Street , Winnipeg R3J 1X6
 MLS® #: **202615237** Area: **5E**
 Status: **A** DOM:
 Yr Blt/Age: **1912/** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **111.48 M2/1,200 SF**

Showing start now. OTP as received. ***OPEN HOUSE SATURDAY JULY 4 2:00-4:00 pm*** BANK FORECLOSURE Welcome to this well-located 1,200 SF, 2 bedroom plus loft home in the desirable St. James area. This home is ideal for first-time buyers, families, or investors seeking a well-located property in a mature neighborhood. It is steps from St. James Collegiate and minutes from Polo Park Mall, Portage Avenue, shopping, restaurants, schools, and public transit. The home welcomes you with a bright front living room filled with natural light, ideal for relaxing or entertaining guests. Spacious living Room/dining area combo creating a comfortable and functional layout for everyday living. The property offers two bedrooms on the main floor, plus a spacious upper-level loft that can serve as a primary bedroom, guest room, or private retreat. The kitchen is located near the laundry area and back entrance, providing access to the backyard. Shaded backyard with mature trees, rear deck with single detached garage. Book your showing now.



Price: **\$319,900**



434 Jeanne d'Arc Street , Winnipeg R2H 2G5
 MLS® #: **202615460** Area: **2A**
 Status: **A** DOM:
 Yr Blt/Age: **1948/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **71.35 M2/768 SF**

SS Saturday July 4th, Offers will be considered the evening of July 10th. (Open Houses July 4th & 5th 12:00 - 2:00pm)
Welcome to this charming St. Boniface gem, lovingly maintained by the same owners for over 51 years. Ideally located just a short walk from St. Boniface Hospital and the University of Saint-Boniface, this home offers an unbeatable combination of location and pride of ownership. Inside, you'll find a bright four-season sunroom, three spacious bedrooms, two bathrooms, a functional eat-in kitchen, a large living room, and a fully finished basement that provides plenty of additional living space. Step outside to enjoy your fully private backyard oasis, complete with an oversized single car garage and mature landscaping which is perfect for relaxing or entertaining. Homes that have been this well cared for in such a desirable neighbourhood rarely come to market so don't miss your opportunity to make this St. Boniface beauty your own. Reach out today to schedule a viewing!



Price: **\$324,900**



304 Dowling Avenue E, Winnipeg R2C 3K7
 MLS® #: **202615127** Area: **3M**
 Status: **A** DOM:
 Yr Blt/Age: **1972/** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Attached**
 Liv Ar: **66.89 M2/720 SF**

Showings start Wednesday the 1st, Offers presented Tuesday the 7th at 7pm. Welcome to 304 Dowling Avenue East in the heart of Transcona. This well maintained 3-Bedroom, 2-Bathroom home was built in 1972 and offers 720 sq. ft. of comfortable living space. The finished basement completed in 2020, provides additional living and entertaining space. The property sits on a 29' x 101' lot and features a single car garage with an additional parking pad. Enjoy the spacious 26' x 10' deck, perfect for relaxing or entertaining outdoors. Recent updates include shingles (2013), gas hot water tank (2020), gas furnace (2021), and a new dryer (2025). Conveniently located close to a variety of schools, parks, and other amenities, this home is a great opportunity in a desirable Transcona neighbourhood.



Price: **\$330,000**



201 Kinver Avenue , Winnipeg R2R 1G9
 MLS® #: **202614468** Area: **4J**
 Status: **A** DOM:
 Yr Blt/Age: **1978/Older** New Const: **No**
 Beds: **3** Baths: **F1/H1**
 Type: **Single Family Attached**
 Liv Ar: **107.02 M2/1,152 SF**

Price: **\$336,900**

Showings start now. Offers as received. Solid investment opportunity in Tyndall Park. This well-maintained, fully tenanted side-by-side offers 1,152 sq. ft. of living space with a practical layout throughout. The open concept main floor features a spacious living room, kitchen and dining area, plus a 2-piece bath. Upstairs you'll find a large primary bedroom, two additional bedrooms, and a 4-piece bath. The fully finished basement provides extra space for a rec room, office, or gym. Important updates include shingles (2021), main floor flooring (2024), updated kitchen (2026), and hot water tank (2026). Spacious backyard with covered carport parking for one vehicle and additional parking beside. Currently tenant-occupied and generating consistent rental income, this home presents an excellent turnkey investment opportunity. Whether you're looking for a place to call home or a revenue-generating property, this is an opportunity you don't wanna miss. Book your showing today.



785 Adamdell Crescent , Winnipeg R2K 2B2
 MLS® #: **202615154** Area: **3B**
 Status: **A** DOM:
 Yr Blt/Age: **1958/Older** New Const: **No**
 Beds: **2** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **84.73 M2/912 SF**

Price: **\$337,900**

SS 6/30; OH 7/5 1-3 pm; OTP 7/6. Loved and maintained by the same family for 68 years, this solid East Kildonan home is a wonderful opportunity to either own your first one or add to your rental portfolio. Located in an established family-friendly neighbourhood this is a great place to put down roots. Friendly neighbourhood, mature trees surrounding it and you'd be close to everything you need. Step inside to a spacious living room and dining room filled with natural light, featuring nice-sized windows and hardwood floors. The newly updated kitchen offers great cupboard space and a sink overlooking the backyard. Three good-sized bedrooms all include closets and more original hardwood floors. The lower level offers additional living space with a rec room, mechanical/storage/laundry room with sink, and extra storage. Outside, enjoy a nice 23.5' x 14' deck for gathering with family and friends, plus a single oversized garage. Updates include roof shingles 2025, kitchen 2024, furnace 2020 and HWT 2013. Affordable Property Taxes of \$3735/year. Close to schools, steps from Sherwood Park, shopping, Concordia hospital, pool and everyday conveniences.



20 Barrington Avenue , Winnipeg R2M 2A5
 MLS® #: **202615338** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **1947/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **86.59 M2/932 SF**

****OFFERS WEDNESDAY JULY 8th**.**

WELCOME HOME to this fabulous 932 square foot, 3 bedroom, 2 bathroom home in the heart of St Vital! Gorgeous modern kitchen complete with stainless steel appliances, granite countertops, under cabinet lighting and laminate flooring. Living room and dining room with hardwood flooring. A primary bedroom and a full bathroom complete the main floor. Upstairs are two bedrooms. The lower level offers you a rec-room with wet bar, a three piece bathroom, and laundry room. The backyard is very private and features a deck, firepit, freshly laid sod, and black granite landscaped areas. Detached single car garage and long driveway for ample parking. Upgrades include kitchen 2017, shingles and main floor windows 2018, and HE Furnace 2020. Call to see it today!



Price: **\$339,900**



39 Martin Avenue W, Winnipeg R2L 0B3
 MLS® #: **202615111** Area: **3C**
 Status: **A** DOM:
 Yr Blt/Age: **1923/Older** New Const: **No**
 Beds: **1** Baths: **F0/H0**
 Type: **Single Family Detached**
 Liv Ar: **148.46 M2/1,598 SF**

S/S June 30th, Offers July 7th 6pm. Great opportunity to purchase a large affordable home just steps away from the river in Glen Elm! This nearly 1600sqft 3 bedroom/2bathroom home features a large living/dining room with hardwood floors, well laid out kitchen, huge additional family room with space for an office or craft area, and garden door to rear deck. Upstairs features 4 bedrooms, with all the character of an older home, but with such updates as removal of knob and tube wiring (2021), HE furnace (2017), shingles (2022), side and back screen doors (2020), kitchen counter tops and backsplash (2021), hot water tank (2024), low maintenance vinyl siding and metal clad exterior, single garage, and 100 amp panel. If you're looking for space to grow in a great area, and a great price, look no further!



450 McMeans Avenue E, Winnipeg R2C 0X1
MLS® #: **202615413** Area: **3M**
Status: **A** DOM:
Yr Blt/Age: **1970/** New Const: **No**
Beds: **3** Baths: **F1/H0**
Type: **Single Family Detached**
Liv Ar: **78.50 M2/845 SF**

Price: **\$340,000**

Showings anytime. Offers presented after 2 PM, July 7th. Welcome to this well maintained 3 bedroom home in a prime Transcona location! Close to shopping, schools, and all amenities, this 845 sq ft home with a fully finished basement offers comfort and value. Stay cool all summer with central A/C, and enjoy peace of mind knowing the shingles are only a few years old. Parking is a dream with the 16x26 garage, a parking pad alongside it, and a gate in the back fence wide enough to pull your boat right into the backyard. The current seller has enjoyed this home for 35+ years and has never had water in the basement. With all the rain we've had, that's reassuring too! Great solid home! Come see!! OPEN HOUSE SAT JULY 4TH 1 PM TO 3 PM.



501 Larsen Avenue , Winnipeg R2K 1R5
MLS® #: **202615240** Area: **3A**
Status: **A** DOM:
Yr Blt/Age: **1921/Older** New Const: **No**
Beds: **5** Baths: **F2/H0**
Type: **Duplex**
Liv Ar: **151.90 M2/1,635 SF**

Price: **\$349,900**

SS now with 24 hours' notice. Offers as received. Listed below the appraised value, this exceptional C1-zoned corner property offers a rare opportunity for investors and owner-occupants alike. Currently configured as a well-maintained side-by-side duplex, it delivers immediate cash flow while offering excellent long-term redevelopment or commercial potential. Unit A (3 bed 1 bath) rents for \$1,550/month, Unit B (2 bed 1 bath) for \$1,450/month, and the oversized double detached garage generates an additional \$750/month, producing a total gross income of \$3,750/month (\$45,000 annually). Each tenant pays their own hydro, helping keep operating expenses low. Both units feature private entrances, separate laundry, and basements offering ample storage and future development possibilities. Situated on a prime corner lot with back lane access and additional access from Watt Street, the property also provides abundant parking. Conveniently located close to schools, shopping, public transportation, and everyday amenities, this is an outstanding opportunity to add a high-performing asset to your portfolio or live in one side while generating rental income from the other. Opportunities like this are hard to find.



115 Coralberry Avenue , Winnipeg R2V 2P2
 MLS® #: **202615143** Area: **4G**
 Status: **A** DOM:
 Yr Blt/Age: **1961/Older** New Const: **No**
 Beds: **4** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **95.69 M2/1,030 SF**

Price: **\$350,000**

S/S Tuesday June 30th, Offers presented Tuesday July 7th Evening. Open House Sunday July 5th, 1:00PM-3:00PM. Welcome to this well-maintained bungalow in the heart of desirable Garden City! Offering 3 bedrooms and 1.5 bathrooms, this home is perfect for first-time buyers, growing families or anyone looking for a solid home in a fantastic neighbourhood. The bright, spacious living room flows into the eat-in kitchen featuring stainless steel appliances and plenty of room for everyday dining. The finished basement adds valuable living space with a large rec room, wet bar, fourth bedroom and convenient 2-piece bathroom. Major updates include a new roof (2025), high-efficiency furnace and central A/C (2024), and PVC windows (2023). Lovingly maintained over the years, this home is ready for its next owner to add their own personal style and finishing touches. Ideally located just minutes from excellent schools, parks, shopping, restaurants, public transit and all the amenities Garden City has to offer. Book your private showing today!



714 Coventry Road , Winnipeg R3R 1B7
 MLS® #: **202614205** Area: **1G**
 Status: **A** DOM:
 Yr Blt/Age: **1961/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **98.76 M2/1,063 SF**

Price: **\$369,900**

Showings start June 30th at 1 pm; offers presented July 6th at 4 pm. Opportunity is knocking. 3 Bedroom, 2 full bathroom bungalow on an approximately 72 foot wide by 254 foot deep lot in the heart of Charleswood. This is an estate sale and there has been many upgrades/renovations, but the home still requires work. The main floor consists of 3 bedrooms, four-piece bathroom, part renovated kitchen, east-facing living room, dining room. Original hardwood floors throughout most of the main floor. Many of the windows are newer tri-pane, the interior has been repainted. The basement is partially finished and consists of a rec room, office area, laundry area and three-piece bathroom. The shingles were recently replaced, the HE furnace and HWT were replaced in 2025. What makes this house truly spectacular is the backyard. Watch the deer from your kitchen window. Enjoy family gatherings. So many possibilities to develop this into a true paradise in the City.



916 Cathedral Avenue , Winnipeg R2X 1J4
 MLS® #: **202614902** Area: **4C**
 Status: **A** DOM:
 Yr Blt/Age: **1952/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **74.32 M2/800 SF**

SS Now, Offers anytime. Welcome to 916 Cathedral Ave! This well-kept bungalow offers 3 BRs, 2 full baths, a single detached garage, and a spacious landscaped backyard—perfect for family gatherings & entertaining. Located just a few houses away from a school in a family-friendly neighbourhood, walking distance to McPhillips and North Gate Shopping Centre. Features a good-size LR with fantastic large window bringing in plenty of natural light. Bright eat-in kitchen, finished bsmt, and functional layout throughout. Main flr offers 2 BRs & 1 full bath. Fully finished bsmt features 1 BR plus an extra room ideal for office, library or storage, along with another full bath. Incl. 6 appls; newer fridge with 5-yr transferable warranty, other appls approx. 3 yrs old. Recent upgrades include new flring, fresh paint, and renovated washrooms. Furnace & HWT approx. 8 yrs old. Some newer & larger windows. Custom blinds included. Great location close to schools, parks, shopping & public transit. Move-in ready—ideal for first-time buyers or investors!



Price: **\$369,900**



1005 Day Street , Winnipeg R2C 1C4
 MLS® #: **202615123** Area: **3L**
 Status: **A** DOM:
 Yr Blt/Age: **1954/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **96.62 M2/1,040 SF**

**** Showings Start Wednesday July 1st. Offers Presented Wednesday July 8th ** Welcome home to 1005 Day Street! Located in the heart of the Park City, this well-maintained 1,040 SF bungalow offers plenty of space for your family to enjoy with; 3 bedrooms on the main floor and a 4th in the basement (window may not meet egress), 2 full bathrooms, and a large finished basement complete with a spacious rec room. Hardwood floors run throughout most of the main floor, while updated PVC windows, new central air conditioning (2026), and shingles completed approximately 8 years ago provide added peace of mind. Step outside to enjoy the fully fenced 60' lot featuring an enclosed garden with raised beds, single detached garage, additional parking pad with sliding gate, and plenty of space to relax, entertain, or garden. Ideally situated just a short walk from all levels of schools, several parks, Centennial Pool, the Transcona Aquatic Park, shopping, restaurants, transit, and the active transportation pathway right outside your front door. A wonderful opportunity to call this family-friendly neighbourhood home. Contact your Realtor today for more information and to book your private viewing!**



Price: **\$374,900**



917 Prince Rupert Avenue , Winnipeg R2K 1W8
 MLS® #: **202615115** Area: **3D**
 Status: **A** DOM:
 Yr Blt/Age: **1958/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **96.62 M2/1,040 SF**

Price: **\$379,900**

Showings Start June 30. OTP July 7th - 7pm. Open House Sat. July 4th, 1-3 and Sun. July 5th 1-3. Welcome to this charming 1,040 sq. ft. bungalow located in a highly desirable neighborhood, in East Kildonan! This bright and inviting home offers 3 spacious bedrooms and 2 full baths. Functional layout that's perfect for families, first-time buyers, or those looking to downsize. The beautiful kitchen features abundant counter space and plenty of cupboards, making meal preparation and entertaining a breeze. The spacious primary bedroom provides a comfortable retreat, while the finished basement adds valuable living space and includes an upgraded bathroom. Step outside to enjoy the nice- sized yard with a single detached garage, offering room for gardening, play, or relaxing. All appliances are included, making this home move-in ready. Conveniently located close to schools, shopping, parks, and all amenities, this home combines comfort with convenience. For added peace of mind, a brand-new roof will be installed in July. Don't miss this fantastic opportunity!!



142 Ashmore Drive , Winnipeg R2P 1A2
 MLS® #: **202614924** Area: **4H**
 Status: **A** DOM:
 Yr Blt/Age: **1977/** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **77.39 M2/833 SF**

Price: **\$379,900**

SS Now. Open House Sunday June 28, 2:00pm - 4:00pm. Offers Thursday July 2nd. Welcome to this beautiful 4-bedroom, 2-bathroom bungalow, perfectly suited for family living! The bright, open-concept main floor features durable vinyl plank flooring, and an abundance of natural light throughout. The kitchen boasts sleek high-gloss white cabinetry, quartz countertops, a tiled backsplash, an island with seating, and stainless steel appliances, ideal for everyday living and entertaining alike. The main level also offers two comfortable bedrooms and a 4-piece bathroom. Downstairs, the fully finished basement adds two additional bedrooms with egress windows, a second full bathroom, a spacious family/rec room, and a dedicated laundry area, perfect for a growing family or guests. Outside, enjoy a low-maintenance front yard and a fully fenced backyard shaded by mature trees. Ideally located within walking distance to schools, playgrounds, shopping, and restaurants. This move-in-ready home truly checks every box!



112 Summerfield Way , Winnipeg R2G 2B3
 MLS® #: **202615017** Area: **3G**
 Status: **A** DOM:
 Yr Blt/Age: **1972/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **78.04 M2/840 SF**

Price: **\$389,900**

OFFERS July 6th at 7PM Well kept 1 owner home with a park like yard and located on a 50x100 park like yard with a front unistone drive on a nice bay location in NK. Updates & features include: windows, updated furnace, 35 year shingles (2005ish), updated kitchen counters, etc. The home also has central air, central vacuum, a gas fireplace, heated floor in bathroom, garden doors to back yard, plus reinsulated exterior walls, Come see this home and move in this summer.



937 Dugas Street , Winnipeg R2J 0Z9
 MLS® #: **202615013** Area: **2G**
 Status: **A** DOM:
 Yr Blt/Age: **1982/** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **82.13 M2/884 SF**

Price: **\$389,900**

S.S. June 30th, offers July 7th, 6:30 PM. Open House July 5th 2:00-3:30 PM. After 32 wonderful years, the long-time owners are ready to pass along this lovingly maintained bungalow in desirable Windsor Park. The main floor was beautifully renovated in 2020, creating a bright, open-concept layout perfect for everyday living & entertaining. The living room features custom built-in storage & entertainment unit, while the spacious kitchen offers a large island with a raised 2-inch counter height, quartz countertops, double sinks, garburator, soft-close drawers and an abundance of cupboard and counter space. The fully finished basement incl a rec room, 3 pc bathrm, and a second potential bedroom (window does not meet egress requirements). Step outside through the patio doors off the kitchen to enjoy your patio and mostly fenced, north-facing backyard. With no rear neighbours, you'll enjoy added privacy as the property backs directly onto greenspace. The oversized single detached garage is heated & features built-in shelving, plus there's an attached carport with an overhead garage door providing convenient access to the back lane. Recent upgrades incl a high-effi furnace '20, HWT '25, washer & dryer '26.



31 Minikada Bay , Winnipeg R2C 0G8
 MLS® #: **202614866** Area: **3M**
 Status: **A** DOM:
 Yr Blt/Age: **1963/Older** New Const: **No**
 Beds: **4** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **102.47 M2/1,103 SF**

Price: **\$389,900**

SS June 29, OH July 4 & 5, 1-3 PM Offers reviewed evening July 7. Welcome to this well-maintained bungalow in the heart of East Transcona! Offering 3 bedrooms, 2.5 bathrooms, and a fully finished basement complete with a versatile den/office/bedroom (may or may not meet egress), there's plenty of space for the whole family. The cozy lower-level rec room is perfect for movie nights or entertaining guests. Step outside to the deck overlooking the fully fenced backyard—ideal for kids, pets, and summer BBQs. Front drive access provides convenient off-street parking. Located on a quiet bay close to schools, parks, playgrounds, walking paths, shopping, restaurants, public transit, and all the amenities along Regent Avenue. A fantastic opportunity to own a move-in ready home in a family-friendly neighbourhood!



124 Bank Avenue , Winnipeg R2M 0N6
 MLS® #: **202615086** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **1951/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **113.81 M2/1,225 SF**

Price: **\$389,900**

Show now. Offers July 3rd 6pm. Fantastic 3 bedroom bungalow backing onto Windsor golf club & Superstore on a dead end street. Beautiful walking path in back. No backyard neighbours! Over 1200 sq. ft. Super well maintained. Newer kitchen, hardwood floors (and under carpets). Freshly painted. All newer high end appliances. Super big family room for entertaining. Gas and wood fireplaces will need check-ups. Basement bedroom has ensuite bathroom. Front living room presently used as bedroom. The back storage room in the basement could easily be developed in extra bedrooms or rec room. Very nice home with plenty of natural light. Super pleasant home to call your own!



7 Haresford Crescent , Winnipeg R2N 1K9
 MLS® #: **202615392** Area: **2E**
 Status: **A** DOM:
 Yr Blt/Age: **1981/Older** New Const: **No**
 Beds: **4** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **137.03 M2/1,475 SF**

Price: **\$397,900**

OTP July 8th (aft) Opportunity knocks in Meadowood! Welcome to 7 Haresford Cres, a spacious 1,475 sq. ft. split-level offering four bedrooms, two baths and the chance to add your own style in a sought-after neighbourhood. The main floor features vaulted ceilings, hardwood floors, and a bright living room that flows into the functional eat in kitchen. Upstairs you'll find three bedrooms and a full bath, while the lower level offers a large rec room with a cozy gas fireplace, a fourth bedroom, and plenty of space for a growing family. The basement includes a second bathroom, a spacious utility/laundry room, and excellent storage. Step outside to a private, fully fenced backyard complete with a storage shed. Well maintained over the years with numerous updates, this solid home has served as a long-term rental and is now ready for its next chapter. A few cosmetic updates will go a long way, making this an outstanding opportunity to build equity and create a home that's truly your own. Conveniently located close to St. Vital Centre, Dakota and Meadowood shopping, transit, Brentford Park, Dakota Community Centre, schools, and all the amenities that make Meadowood such a desirable place to call home.



951 Airlies Street , Winnipeg R2V 3A1
 MLS® #: **202614736** Area: **4G**
 Status: **A** DOM:
 Yr Blt/Age: **1963/Older** New Const: **No**
 Beds: **3** Baths: **F1/H2**
 Type: **Single Family Detached**
 Liv Ar: **97.64 M2/1,051 SF**

Price: **\$399,000**

S/S now. Open House: July 4, 5, 11 & 12 from 2:00–4:00 PM. Offers presented the evening on 12 July at 7 pm. Extremely well-maintained and shows beautifully with no disappointments. Flexible possession available. Proudly presenting this immaculate 3-bedroom home in the highly desirable Garden City neighborhood.



209 Hazel Dell Avenue , Winnipeg R2K 0P7
 MLS® #: **202615183** Area: **3D**
 Status: **A** DOM:
 Yr Blt/Age: **1951/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **105.17 M2/1,132 SF**

Price: **\$399,000**

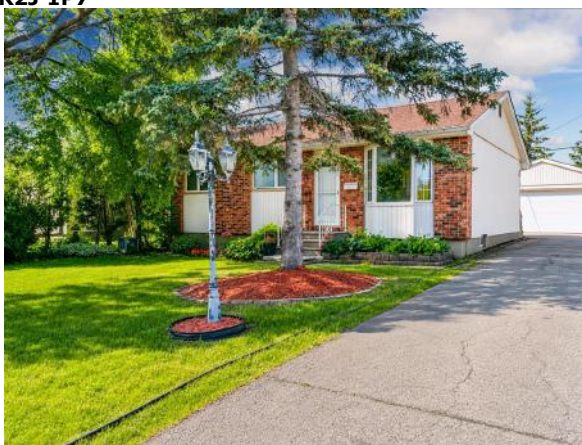
SS June 29th, Offers accepted July 8th.
 Enjoyed by the same owner for 21 years, this beautifully upgraded character home seamlessly blends modern luxury with timeless architectural details. The main floor welcomes you with gorgeous original cove ceilings paired perfectly with custom wainscotting, picture moulding feature walls, and fresh paint. Durable LVP flooring flows effortlessly throughout, leading into the fully upgraded kitchen. Downstairs, the finished basement offers exceptional living space, built right with a Dricore subfloor for ultimate comfort. It features a true 4th bedroom with an egress window, plus a stylish dry bar that is already plumbed for an easy transition to a wet bar. Outside, the fully fenced backyard is a private oasis, boasting mature trees, two spacious decks, and a charming gazebo—perfect for summer evenings. Located in a highly desirable neighborhood, this home is incredibly convenient, situated just minutes from all levels of schools, shopping, and public transportation. Truly a rare find and completely turn-key!



11 Lochmoor Avenue , Winnipeg R2J 1P7
 MLS® #: **202615278** Area: **2G**
 Status: **A** DOM:
 Yr Blt/Age: **1966/** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **92.90 M2/1,000 SF**

Price: **\$399,900**

OTP 7/8. OPEN HOUSE Sun July 5th 1-3pm!
 Welcome to this lovingly maintained 1000 sqft bungalow with 3 bedrooms, a finished basement, an oversized double garage and a 3-season sunroom overlooking the backyard. Set on a sizable, fully fenced lot, this home offers a wonderful blend of warmth, function, and thoughtful updates. The main floor features original hardwood floors, a spacious living room, and an eat-in kitchen that works for everyday family life or casual hosting. Down the hall are three large bedrooms, including one with a charming bay window overlooking the backyard, along with a low-maintenance Bathfitter bathroom. One of the true highlights is the 3-season sunroom, extending the living space and creating the perfect place for morning coffee or quiet evening. The basement adds flexibility with a generous recroom anchored by a Tyndall stone feature fireplace, plus utility/storage space with future development potential. Outside, the oversized double garage is another major standout, with front drive access and a long driveway ideal for mechanics or hobbyists. Updates include PVC windows, shingles, updated exterior doors, HWT, fence, deck, shed, some flooring, appliances and more.



864 Lemay Avenue , Winnipeg R3V 1E5
 MLS® #: **202615267** Area: **1Q**
 Status: **A** DOM:
 Yr Blt/Age: **1963/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **96.62 M2/1,040 SF**

Price: **\$399,900**

Offers presented July 7 @ noon...Quick possession available for this great family bi-level located in desirable St. Norbert. The home is 1040 sq. ft. on each fully finished level. Upper floor features an eat-in kitchen, living room/dining room combination with hardwood floors, two bedrooms and a 4-piece bath. The lower level features a rec room, laundry/storage room, two additional bedrooms and another 4-piece bath. The exterior is stucco, brick and wood siding, with a front drive and a detached double garage (23 x 23) on a spacious, private, partially fenced back yard. There is a two level deck with access from the kitchen. Home has central air and all appliances are included. All measurements (+/-) jogs.



59 Bonin Bay , Winnipeg R3V 1P8
 MLS® #: **202614871** Area: **1Q**
 Status: **A** DOM:
 Yr Blt/Age: **1981/Older** New Const: **No**
 Beds: **4** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **96.62 M2/1,040 SF**

Price: **\$399,900**

SS June 30. Open House Sat & Sun July 4& 5 2-4 PM. OTP July 6 in the evening. After more than 30 years with the same family, this beautifully maintained bungalow is ready for its next chapter. Located in the heart of St. Norbert, this home blends pride of ownership, thoughtful updates, and an unbeatable location. The bright main floor is filled with natural light and features an updated kitchen with abundant storage, modern touches, and an open feel that's perfect for everyday living and entertaining. Offering 3 bedrooms, 2.5 bathrooms, and a fully finished basement, there is plenty of space for family, guests, hobbies, or a home office. The lower level includes a spacious rec room, additional bedroom, and convenient bath. Outside, enjoy a fenced backyard with raised garden boxes, room for kids and pets to play, an oversized single detached garage, a double parking pad next to that with back lane access. Parks, schools, shopping, restaurants, walking trails, and everyday conveniences are all nearby, with a bus stop less than a minute's walk away. A rare opportunity to own a lovingly cared-for home in one of Winnipeg's most desirable communities. All measurements +/- jogs.



364 Hartford Avenue , Winnipeg R2V 0W6
 MLS® #: **202614684** Area: **4D**
 Status: **A** DOM:
 Yr Blt/Age: **1953/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **96.99 M2/1,044 SF**

Price: **\$399,900**

SS now. Open House Thur 2/7 5-6pm, Sat 4/7 & Sun 5/7 2-4pm. Offers reviewed Mon July 6. Welcome to 364 Hartford Avenue! This well-maintained 1,044 sq.ft. bungalow offers the perfect combination of comfort, functionality, and outdoor living. Featuring 4 bedrooms, 2 full bathrooms (jetted tub upstairs & jetted shower downstairs), and a spacious layout, this home is ideal for those looking to downsize, purchase their first home, or find the perfect space for a growing family. The beautiful kitchen features quartz countertops and a panelled dishwasher. Step outside to the fully fenced, landscaped backyard, complete with a large deck and pergola, plenty of green space, mature trees, a storage shed, and a parking pad, creating the perfect space to relax or entertain. A single detached garage adds even more convenience and storage. Located in West Kildonan, close to schools, daycares, parks, a splash pad/wading pool, community centres, shopping, and everyday amenities. With convenient access to McPhillips Street, Garden City Shopping Centre, and only 5 minutes from Kildonan Park, everything you need is just minutes away. Don't miss your opportunity to own this move-in-ready home in a great neighbourhood!



756 McLeod Avenue , Winnipeg R2K 0B9
 MLS® #: **202614024** Area: **3F**
 Status: **A** DOM:
 Yr Blt/Age: **1963/Older** New Const: **No**
 Beds: **5** Baths: **F1/H2**
 Type: **Single Family Detached**
 Liv Ar: **107.86 M2/1,161 SF**

Price: **\$399,900**

Offers July 2 - Welcome to 756 McLeod Avenue! Extensively renovated in 2024 with permits completed and closed, this move-in-ready home offers modern style, functional space, and an unbeatable East Kildonan location. The main floor was thoughtfully redesigned to create an open-concept layout featuring a stunning new kitchen with stainless steel appliances, spacious family room, three large bedrooms, a bright main bathroom, and a convenient two-piece ensuite. Major updates completed in 2024 include the kitchen, flooring, paint, millwork, stairs & landing, front entry door, front living room window, electrical panel, and hot water tank. The lower level offers a large rec room, clean laundry area, and two additional finished bedrooms (basement windows do not meet current egress requirements). Outside you'll find a single detached garage and a great yard to enjoy. Ideally situated close to schools, parks, shopping, public transportation, golf, and all the amenities East Kildonan has to offer. Enjoy being just minutes from Kildonan Place Shopping Mall, Rossmore Golf Course, Concordia Hospital, and downtown Winnipeg. Book your showing today!



339 Gilmore Avenue , Winnipeg R2G 2A7
 MLS® #: **202615355** Area: **3G**
 Status: **A** DOM:
 Yr Blt/Age: **1973/** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **78.04 M2/840 SF**

Price: **\$414,900**

Showings start July 2 with offers July 9 on this amazing property. Exceptional value meets modern design in this completely remodelled home, updated from top to bottom and inside out in the past four years! Every improvement has been carefully completed to create a move in ready property you'll be proud to call home. The bright, open floor plan showcases a beautiful interior centered around a gourmet kitchen with quartz counters, perfect for cooking, entertaining and gathering with family & friends. The main level offers two spacious bedrooms and a stylish full bathroom while the finished lower level provides additional living space for recreation/ relaxation, a third bedroom with an egress window, a second full bathroom plus extra living space. Quality flooring & finishing throughout, 7 appliances, updated shingles and high-efficiency furnace for comfort and efficiency. Outside you'll appreciate the large deck, fully fenced backyard and oversized double garage complete with an air compressor, perfect for the hobbyist or handyman. Backing directly onto a park in a welcoming family friendly neighbourhood, this exceptional home is ready for its next owners! Call your realtor today to view!



#.5 223 Royal Avenue , Winnipeg R2V 1H6
 MLS® #: **202614948** Area: **4D**
 Status: **A** DOM:
 Yr Blt/Age: **2026/** New Const: **Yes**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **121.70 M2/1,310 SF**

Price: **\$424,900**

Showings start now offers presented as received. Welcome to this striking new two-storey 1310 SF home at 1/2-223 Royal Ave built by Evolution Homes. The exterior showcases James Hardie Lap siding broad and batten siding finished with an acrylic stucco front. Inside, enjoy the open concept flowing from foyer, living, dining and kitchen areas, flooded with potlights & modern black pendant light fixture & hardware. The kitchen features custom thermofoil cabinetry to the ceiling, quartz countertops, tiled back splash & s/s appliances. A sleek powder room rounds out the main level. Upstairs are 3 bedrooms, a 4piece bath & the primary bedroom offers a stunning tile shower 3 piece ensuite & walk in closet. All 3 baths offer quartz countertops & undermount sinks. The basement is ready for future development with rec room space, existing laundry, bedroom potential, bathroom rough-ins & egress windows. A back landing area to be included. Protected by Manitoba New Home Warranty & Evolution Homes Warranty. Garage options are available. All there is left is to move in, call your agent today!



86 Maynard Close , Winnipeg R2P 0C1
MLS® #: **202615172** Area: **4H**
Status: **A** DOM:
Yr Blt/Age: **1970/Older** New Const: **No**
Beds: **3** Baths: **F2/H1**
Type: **Single Family Detached**
Liv Ar: **109.63 M2/1,180 SF**

Price: **\$429,900**

Showing starts now. OTP Monday July 06 @5:00 PM. Open House Sat. & Sun. July 04 & 05 @ 2-4 PM. All measurements are +/- jogs. Lot dimensions and sq. ft. from Winnipeg city assessment. From the moment you step into the spacious foyer, you'll feel the care that has gone into this property. The main floor boasts a bright, L-shaped living and dining room, framed by large picture windows. The beautifully updated kitchen is a home chef's delight, complete with the kitchen windows that offer a lovely, sun-filled view of the backyard. Retreat to the generous primary bedroom, which features a convenient 2-piece ensuite. The additional children's bedrooms are wonderfully equipped with built-in shelving. Need more space? The fully finished lower level is massive! It features a huge recreation room, a games area, and a private office or guest room alongside a full 3-piece bathroom. Outside, the fully fenced backyard features a patio and storage shed, plus a paved front driveway with room for four vehicles. With substantial mechanical updates—including vinyl siding (2018), hot water tank (2018), and a high-efficiency furnace—this home offers absolute peace of mind. Please call your realtor for private viewing.



291 Smithfield Avenue , Winnipeg R2V 0C6
MLS® #: **202615135** Area: **4D**
Status: **A** DOM:
Yr Blt/Age: **1950/Older** New Const: **No**
Beds: **3** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **113.16 M2/1,218 SF**

Price: **\$439,900**

SS June 30, OTP July 8. Open House July 5, 2-4pm. Welcome to 291 Smithfield Avenue! Proudly cared for by the same owner for the past 27 years. Every aspect of this home reflects the care, upkeep, and thoughtful maintenance that has gone into preserving it over the years. The main floor offers a bright and functional layout full of natural light & beautiful hardwood flooring. The kitchen provides ample cabinetry, generous counter space, tiled backsplash, and a practical design perfect for everyday living and entertaining. The dining area offers a comfortable space for family meals or entertaining. The main floor features two well-sized bedrooms, a full bathroom, and a layout that provides both comfort and functionality. The basement offers additional living space with a large rec room, bedroom and 3 piece bath. Outside, enjoy a beautifully landscaped yard with mature trees, manicured gardens, and excellent curb appeal. The property also features an oversized double detached garage, providing plenty of space for vehicles, storage, hobbies, or a workshop. True pride of ownership for nearly three decades, this home is truly move in ready. To many updates to list (ask your realtor)! This is a must see!



103 Whitegates Crescent , Winnipeg R3K 1L1
 MLS® #: **202615104** Area: **5G**
 Status: **A** DOM:
 Yr Blt/Age: **1966/Older** New Const: **No**
 Beds: **3** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **121.89 M2/1,312 SF**

Price: **\$439,900**

SS Wed, July 1st. Open House Sat, July 4th 11am-1pm & Sun, July 5th 11am-1pm. Offers Mon, July 6th at 4:30pm. Measurements +/- jogs. Welcome home to 103 Whitegates Crescent in beautiful Westwood! This incredible home offers plenty of space both inside and out. The main floor features a bright and spacious living room, a lovely eat-in kitchen with an adjacent dining area, 3 bedrooms, and 1.5 bathrooms. It also includes a 3-season sunroom, perfect for relaxing, enjoying your morning coffee, or unwinding at the end of the day. The basement offers a large rec room with a pool table, ideal space for entertaining family and friends, along with plenty of storage space, a utility area, workbench and more! Notable updates include the stove (2025), dryer (2024), basement carpet (2023) and dishwasher (2021). Outside, you'll find a spacious double garage with plenty of room for vehicles and storage. The fully fenced backyard offers ample space for kids, pets or simply enjoying some privacy outdoors. Conveniently located close to schools, parks, the Assiniboine River, shopping, restaurants, public transportation and many other amenities. Quick possession available. Call today to book your private showing!



793 CAVALIER Drive , Winnipeg R3Y 1C5
 MLS® #: **202613793** Area: **5H**
 Status: **A** DOM:
 Yr Blt/Age: **1962/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **104.42 M2/1,124 SF**

Price: **\$439,900**

S/S SATURDAY JUNE 27 . OPEN HOUSE 2-4 PM SUNDAY JUNE 28. OFFERS TO BE PRESENTED AS RECEIVED. VERY SOLID ,WELL LOCATED & WELL MAINTAINED 1124 SQFT BANGLOW IN CRESTVIEW . LOCATED ON A 60' CORNER LOT IT HAS SPACIOUS LIVING & DINNING ROOM WITH LARGE WINDOWS, 2 FULL BATHS, KITCHEN, HIGH END LAMINATE ON HARDWOOD FLOORS,, FULLY FINISHED DRY BASEMENT. RECROOM , CENTRAL AIR..INTERLOCKED DRIVEWAY AND LANDSCAPED BACKYARD WITH RECENTLY LAID SOD/GRASS. AFTER POSSESSION BY THE PRESENT OWNER THE HOUSE WAS COMPLETELY RENOVATED IN 2017 & INCLUDING ALL APPLIANCES SPENT OVER 60 K . NEW HWT & DISH WASHER REPLACED IN 2025, QUARTZ COUNTER TOP & STAINLESS STEEL SINK INSTALLED IN MAY 2026.. 2 FULL BATHS,EAT-IN KITCHEN, HARDWOOD FLOORS, DINING ROOM, FULL DRY BASEMENT. RECROOM , CENTRAL AIR. A MUST SEE PROPERTY. IT MAY BE THE DREAMHOUSE YOU ARE LOOKING FOR ! NOTE: WINDOW IN THE BASEMENT BEDROOM IS NOT EGRESS.



MLS® #: **202614837** Area: **4E**
Status: **A** DOM:
Yr Blt/Age: **1958/** New Const: **No**
Beds: **4** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **94.39 M2/1,016 SF**

Price: **\$439,900**

Offers July 2nd. Pride of ownership is evident in this well-maintained 1,016 sq. ft. home, lovingly cared for by a longtime owner. Situated on a Huge 75' x 100' lot, the property offers a spacious fenced backyard, perfect for kids, pets, gardening, or outdoor entertaining, along with a generous double detached garage. The main floor features a comfortable living room and a spacious eat-in kitchen, while the fully finished basement provides excellent additional living space. A large laundry and utility room adds function and storage. Notable updates include shingles in 2021, washer/dryer in 2019, new stove in 2023, and HVAC and duct cleaning completed in 2024. A clean, solid home with great yard space and strong practical value.



MLS® #: **202614938** Area: **5D**
Status: **A** DOM:
Yr Blt/Age: **2018/Older** New Const: **No**
Beds: **5** Baths: **F3/H1**
Type: **Single Family Detached**
Liv Ar: **126.07 M2/1,357 SF**

Price: **\$444,500**

This well-maintained 5-bedroom, 3.5-bathroom home! Zoned R2, this property is an excellent opportunity for investors, conveniently located close to Red River Polytech, schools, shopping, public transit, and other amenities. It is also a fantastic option for small, growing, or large families, offering a functional layout with 3 bedrooms and 2 full bathrooms on the second floor, plus 2 additional bedrooms and 1 full bathroom in the fully finished lower level. The main floor features durable laminate flooring throughout, a bright and spacious living room at the front, a convenient powder room, and a large eat-in kitchen at the back with plenty of space for family meals. Outside, enjoy a fully fenced yard with parking for 2 vehicles at the rear, along with ample street parking. Clean, well cared for, and move-in ready, this home offers incredible potential whether you're looking to live in or invest. Contact today to book your private showings.



102 Wildwood D Park , Winnipeg R3T 0C9
 MLS® #: **202613425** Area: **1J**
 Status: **A** DOM:
 Yr Blt/Age: **1947/Older** New Const: **No**
 Beds: **3** Baths: **F1/H0**
 Type: **Single Family Detached**
 Liv Ar: **135.45 M2/1,458 SF**

Price: **\$449,800**

SS June 30, offers received July 8 @ Noon.
Welcome to Wildwood Park, one of Winnipeg's best kept secrets. Nestled beneath a canopy of mature trees, this architecturally inspired retreat feels worlds away from the city, yet is only minutes from downtown. Just under 1,500 sq. ft., this 3-bedroom home blends mid-century design with the warmth and tranquility of a lakeside cottage. Vaulted cedar ceilings, rich wood detailing, expansive windows and natural light create an atmosphere that is both timeless and inviting. Seamless indoor-outdoor living and a peaceful connection to nature. Every room reflects character, craftsmanship and a sense of calm rarely found in today's homes. The finished lower level also provides flexible space for relaxing or entertaining. Notable improvements: Shingles, fascia, soffits, & most windows replaced in 2017, Deck 2018, Sump pump 2024, dishwasher 2025. Located footsteps from SJR, Wildwood Golf and Tennis Club, Wildwood Community Centre, Thermea Spa, schools and all amenities. For those who appreciate distinctive architecture, natural surroundings and a home with soul, this Wildwood Park gem is truly one of a kind. Appointments are being accepted now.



180 Browning Boulevard , Winnipeg R3K 0L8
 MLS® #: **202613353** Area: **5G**
 Status: **A** DOM:
 Yr Blt/Age: **1963/Older** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **108.60 M2/1,169 SF**

Price: **\$449,900**

Showings NOW | Offers Tuesday, July 7th | Open House Sat & Sun 12-2pm | Welcome to this solid, well-maintained bungalow in the heart of Westwood, backing directly onto a park with NO back neighbours — a rare find offering privacy and green space right outside your door! This 1,169 sq ft home features an updated furnace, windows, and has proven bone dry through this spring's heavy rains. The main floor offers an open living room/dining combo with large windows for plenty of natural light, a spacious kitchen with generous counter space and a versatile nook perfect as a pantry, eat-in area, or extra storage. Three bedrooms round out the main level, including a huge primary easily fitting a king bed, plus a 4pc bath. The fully finished basement adds serious living space with a giant rec room ready for a TV area, pool table, and home gym, along with a fourth bedroom, 3pc bath, and a dedicated laundry/utility room. Add in the single car garage and this home checks every box — space, updates, location, and peace of mind. Don't miss this one in Westwood!



93 Kinver Avenue , Winnipeg R2R 1J7
MLS® #: **202615300** Area: **4J**
Status: **A** DOM:
Yr Blt/Age: **1985/Older** New Const: **No**
Beds: **5** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **94.11 M2/1,013 SF**

Price: **\$449,900**

S/S Now. Offers presented Tuesday, July 7. Open House Saturday & Sunday, July 4 & 5, from 2:00–4:00 PM. Welcome to this beautifully fully renovated family home in the highly desirable Tyndall Park neighborhood, conveniently located near Kinver Plaza. This move-in-ready property offers 5 spacious bedrooms and 2 full bathrooms, making it perfect for growing families or those needing extra space. The main floor features a bright and inviting living room, dining area, 3 generous bedrooms, a full bathroom, and a stunning brand-new white gloss kitchen complete with modern cabinetry and stylish backsplash tile. The fully finished basement, with a convenient side entrance, offers 2 additional bedrooms, a full bathroom, and a large recreation room, providing plenty of space for extended family or entertaining. Outside, you'll appreciate the double detached garage and well-maintained yard. Recent 2026 upgrades include fresh paint, new flooring throughout, a beautiful new white gloss kitchen, and fully renovated bathrooms. Conveniently located close to bus service, schools, Gill Grocery Store, Co-op Gas Bar, McDonald's, Pizza 64, Kinver Plaza, and many other amenities. Book your private showing today!



290 Burland Avenue , Winnipeg R2N 2T1
MLS® #: **202614782** Area: **2F**
Status: **A** DOM:
Yr Blt/Age: **1985/Older** New Const: **No**
Beds: **3** Baths: **F2/H1**
Type: **Single Family Detached**
Liv Ar: **102.01 M2/1,098 SF**

Price: **\$449,900**

Open Houses July 4th & 5th from 1-3pm. Offers July 6th evening. Welcome to 290 Burland Avenue in desirable River Park South — an excellent location close to several great schools, numerous playgrounds and beautiful walking trails. This spacious bungalow offers a fantastic, open layout with a bright airy feel, laminate floors, stone fireplace, large dining area and two-tone kitchen with updated appliances. The main floor features 2 spacious bedrooms with a 2-piece ensuite and 4 piece main bath. The fully finished basement adds exceptional living space featuring a huge rec room, an additional bedroom, a full 4-piece bathroom, and tons of storage. The convenient side entrance from the kitchen leads out to a lovely patio area — a perfect place to fire up the BBQ, relax, and spend time with friends and family. You'll also appreciate the impressive 24' x 24' garage along with ample street parking for guests. This is an AMAZING opportunity to own a solid, well-kept home in one of the city's most sought-after neighbourhoods. Don't miss it!



666 Riverwood Avenue , Winnipeg R3T 1K4
 MLS® #: **202615015** Area: **1J**
 Status: **A** DOM:
 Yr Blt/Age: **1941/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **132.48 M2/1,426 SF**

Price: **\$449,900**

SS now Offers 8th July evening Welcome to 666 Riverwood Avenue, a spacious 1,426 sq. ft. family home in the highly desirable East Fort Garry neighborhood. Offering 3 bedrooms and 2 bathrooms, this character-filled home has been thoughtfully updated while preserving the warmth and charm that make this area so sought after. The bright and inviting main floor features a spacious living room, formal dining area, and an updated kitchen, newer SS appliances. The true highlight of the home is the stunning four-season sunroom with a fireplace, creating a beautiful year-round living space with peaceful views of the backyard. The finished basement provides additional living space with a large recreation room, full bathroom for family activities. Step outside to enjoy the mature, landscaped yard, and double detached garage, paved driveway. Many updates like HEF, reinsulated attic, quartz countertops, many newer window, SS Appliances Ideally located close to parks, walking trails, schools, restaurants, shopping, and the University of Manitoba, this home offers an exceptional combination of character, comfort, and convenience in one of Winnipeg's most desirable neighbourhood.



3368 Pembina Highway , Winnipeg R3V 1A1
 MLS® #: **202614983** Area: **1Q**
 Status: **A** DOM:
 Yr Blt/Age: **1947/Older** New Const: **No**
 Beds: **3** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **110.09 M2/1,185 SF**

Price: **\$449,900**

SS now, OTP - July 9 - 6 pm. Location , Location , Location - 125 FEET OF RIVER FRONT PROPERTY 1 min from perimeter HWY. This amazing opportunity doesn't come very often. Whether you looking to build a multifamily property , a dream home with river front view or have a store front with a high traffic exposure the choices are yours. Or you can just settle into this property , which needs a bit of love to bring it to properly living condition .The current owner has already invested into the place by replacing most of the doors and windows with high end European windows and doors , all laminate floorings , kitchen , appliances and new roof and portion if the fence - everything was redone in 2021. Co-op convenience store , St Norbert Community Centre, and Le Marché St Norbert Farmers Market - everything within walking distance. All 3 levels of schools and transportation inclose proximity. Truly one of a kind opportunity for the right buyer. Dont miss your chance book a showing today.



1092 Fernbank Avenue , Winnipeg R2V 5E5

MLS® #: **202614973** Area: **4E**
Status: **A** DOM:
Yr Blt/Age: **2026/New -** New Const: **Yes**
In
Beds: **3** Baths: **F2/H1**
Type: **Single Family Attached**
Liv Ar: **127.00 M2/1,367 SF**

QUICK POSSESSION AVAILABLE LAST ONE LEFT AT THIS PRICE POINT ** *"First-time buyer? You may qualify for a GST rebate just over \$20,000. Welcome to the Emerald by A&S Homes in Highland Pointe! Ready for **QUICK POSSESSION!** This beautifully upgraded two-storey features an open-concept layout with 9 ft ceilings, pot lights, and large windows that fill the space with natural light. The main floor offers durable laminate flooring, a cozy entertainment unit, and a stunning kitchen with quartz countertops, upgraded cabinetry, extended island, and oversized pantry. Upstairs includes three good sized bedrooms, two full bathrooms, and second-floor laundry for added convenience. The ensuite features a sleek glass shower. The basement offers suite potential with a **SIDE DOOR ENTRANCE, Second Laundry Hookups & Waterline Hookups** ready for potential suite development, including space for two additional bedrooms. Exterior upgrades include stone accents and pre-finished wood trim. Built on a piled foundation with Delta MS wrap, 40-year shingles, a concrete parking pad, Kohler fixtures, and a 5-year New Home Warranty. Price includes lot and GST



Price: **\$454,900**



15 Malone Street , Winnipeg R3R 2L1

MLS® #: **202615442** Area: **1G**
Status: **A** DOM:
Yr Blt/Age: **1975/Older** New Const: **No**
Beds: **4** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **96.62 M2/1,040 SF**

SS starts now. OTP July 9. This charming bungalow sits on a quiet street in one of the city's most loved, family friendly neighbourhoods. With 4 bedrooms and 2 full bathrooms, there's room for everyone to spread out and settle in. Step inside and you'll find durable vinyl plank floors flowing through a bright, sun filled living room. The kitchen has been beautifully renovated. All white, all functional, with a pot filler, lighted cabinets, and gorgeous stone counters. This is a kitchen made for family dinners and Sunday mornings. Upstairs, the fully renovated bathroom features heated floors for those cold winter mornings. Downstairs, a newer glass enclosed shower adds even more flexibility for a busy household. The rec room is ready for movie nights, playdates, and everything in between, with an extra bedroom downstairs for guests or teens who want their own space. Outside is where this home really shines. The yard is amazing, big enough for the kids to run, the dog to play, and yes, even room for a future pool. Unwind in the hot tub after a long day, or picture the single garage transformed into a cozy sunroom with patio doors, the perfect spot for morning coffee. This one is ready for its next chapter.



Price: **\$459,900**



1193 Brunswick Street , Winnipeg R2G 2J6
 MLS® #: **202615340** Area: **3H**
 Status: **A** DOM:
 Yr Blt/Age: **2004/Older** New Const: **No**
 Beds: **5** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **93.83 M2/1,010 SF**

Price: **\$459,900**

Showings Start now. Offers will be presented as received following the Sunday Open House. Open house Saturday and Sunday 4th July & 5th July 2:00PM-4:00PM. Welcome to this Beautifully maintained 3+2 bedrooms, 2 full Washrooms family home offering a functional layout and numerous recent upgrades. The bright living room features soaring vaulted ceilings, creating an open and inviting atmosphere. The spacious eat-in kitchen provides plenty of cabinet and counter space, perfect for everyday living and entertaining. The primary bedroom includes a private ensuite washroom for added comfort. The fully finished basement offers exceptional additional living space with a large recreation room, two bedrooms, and a full washroom—ideal for a growing family, guests, or a home office. Recent updates include a remodeled basement (2026), new flooring (2026), fresh interior paint (2026), new sump pump (2026), furnace (2025), shingles (2025), and kitchen appliances (2025). Basement windows may or may not egress. Conveniently located close to shopping, schools, parks, and public transportation, this move-in-ready home offers outstanding value in a desirable location. All jogs are +/- . A must see!!



451 Aulneau Street , Winnipeg R2H 2V1
 MLS® #: **202615275** Area: **2A**
 Status: **A** DOM:
 Yr Blt/Age: **1946/Older** New Const: **No**
 Beds: **3** Baths: **F3/H0**
 Type: **Duplex**
 Liv Ar: **131.55 M2/1,416 SF**

Price: **\$459,900**

SS. Wed. July 1. Offers Tues. July 7. Beautiful owner-occupied duplex in the heart of St. Boniface, just minutes from downtown, The Forks, St. Boniface Hospital, Blue Cross Park, cafés, restaurants, and one block from Université de Saint-Boniface. The main floor offers hardwood floors, a functional layout, two spacious bedrooms, a full bath, and a finished basement with a large rec room, second bathroom, and utility/storage room. The upper suite features a private entrance, separate heat, hardwood floors, bright kitchen, large primary bedroom, 3-piece bath, and spacious living room. The fully fenced backyard is surrounded by mature trees and includes a double garage (single overhead door) plus parking for two additional vehicles that can provide extra rental income. Updates include furnace, A/C & smart thermostat (2020), pressure-treated fence (2020), shingles (2013), upper-level appliances (2023), garage door (2023), and more. A fantastic opportunity for investors or owner-occupants looking to generate income in one of Winnipeg's most desirable neighbourhoods.



301 Kingsford Avenue , Winnipeg R2G 0J4
 MLS® #: **202614526** Area: **3F**
 Status: **A** DOM:
 Yr Blt/Age: **1960/Older** New Const: **No**
 Beds: **5** Baths: **F1/H2**
 Type: **Single Family Detached**
 Liv Ar: **126.63 M2/1,363 SF**

Price: **\$459,900**

Showings start June 30. Open House July 4 + 5th, 2-4 Pm. Open for offers July 7. Beautifully maintained, 1,363 sq. ft. home with outstanding curb appeal, featuring a manicured lawn, attractive landscaping, and a welcoming covered front entrance. The bright open-concept main floor offers a spacious living room area with elegant coved ceilings, an eat-in kitchen with updated cabinetry, a wide hallway, and 4 generously sized bedrooms with hardwood floors. The fully finished basement includes a huge rec room, large playroom, extra bedroom (window may not meet egress code), 2-pc bath, separate shower, laundry room with double sink, water filtration system, cold room, ample storage, sump pump, 2 backwater valves, HEPA air cleaner, extra fridge and oven. Enjoy the beautifully maintained backyard with productive grapevines, plus a double detached garage and carport. 100 Amp copper wiring, HE furnace; HWT (2010), shingles (2019), part of west roof re-shingled (2026). Close to schools, including French Immersion and German bilingual programs, transit, shopping, and amenities. Quick possession available.



69 Ken Oblik Drive , Winnipeg R3Y 2C8
 MLS® #: **202615372** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2026/New - Never Lived In** New Const: **Yes**
 Beds: **3** Baths: **F2/H1**
 Type: **Townhouse**
 Liv Ar: **128.39 M2/1,382 SF**

Price: **\$464,900**

OPEN HOUSE THIS WKD- SAT & SUN 1-3PM- VISIT US @ 571 Ken Oblik Drive (Display Home)- Welcome to the Aqua Townhomes in Prairie Pointe! BRAND NEW- NO CONDO FEES - FULLY UPGRADED - W/ PRIVATE BSMT ENTRY AND SEP. SUITE PACKAGE INCL! *APPROVED FOR THE NEW HOME GST REBATE PROGRAM! w/ \$22K in refunds paid back to buyer! (cond. apply)*. This 1,382 sq.ft. two-storey townhome offers a sprawling open concept design, 3 LARGE bedrooms, 2.5 baths, raised basement and loaded with \$30K in show home quality upgrades! Designed for investors or growing families- the property features a private basement entry to a sprawling open design complete with a 2nd laundry, rough-in kitchenette/ bath plumbing. Upgraded with the top-level SHOW HOME interior package incl. raised ceilings, an all-white Kitchen with quartz countertops through-out, fireplace centre, LED pot lighting, washed oak laminate, kitchen backsplash, and more! Built on piled foundation with MS-Delta, upgraded web-joist & sound proofing system for long-term peace of mind. The exterior boasts a grand elevation with all stone & KWP panel detail, complete with private backyard, and parking w/opt. garage. Steps to Prairie Pointe Park, transit, Altea Active & more!



232 Cathedral Avenue , Winnipeg R2W 0X3
 MLS® #: **202615389** Area: **4C**
 Status: **A** DOM:
 Yr Blt/Age: **1945/Older** New Const: **No**
 Beds: **7** Baths: **F3/H0**
 Type: **Duplex**
 Liv Ar: **216.46 M2/2,330 SF**

Incredible opportunity to live in one unit and the tenants pay your mortgage. Huge duplex close to Main St on a quiet tree lined street. Fantastic main floor unit offers three large bedrooms, spacious kitchen and is rented by great long term tenants. Upper level is currently vacant but was rented for \$1750 and features four large bedrooms, huge kitchen, spacious living room and updated bathroom. Main floor and lower level currently rented for \$2700/month. Modern boiler, newer windows and shingles make this property a sound investment. Fenced yard with massive triple garage with bonus loft space, the possibilities are endless.



Price: **\$474,900**



1424 Mathers Bay E, Winnipeg R3M 2J9
 MLS® #: **202614899** Area: **1D**
 Status: **A** DOM:
 Yr Blt/Age: **1960/Older** New Const: **No**
 Beds: **4** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **141.03 M2/1,518 SF**

S.S Monday, June 29th. Offers as received. Welcome to 1424 Mathers Bay E, a rarely available 1,518 SF bungalow situated on a quiet bay in highly desirable South River Heights. This 3-bedroom, 2.5-bath home presents an excellent opportunity to update and make it your own. The main floor features large windows, hardwood floors and lots of natural light throughout the living and dining areas. The spacious eat-in kitchen offers ample storage and counter space. The primary bedroom includes a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the main level. The finished lower level includes a large rec room with wet bar, fourth bedroom, 2-piece bath, laundry area, and plenty of storage space. Outside, enjoy the fully fenced and treed backyard with a detached single garage and plug-in parking pad. Recent updates include landscaping (2024), exterior paint (2023), central A/C (2022), soffits and fascia (2022), windows (2018), shingles (2018), and fencing (2018). Please note there is some sloping in the living room floor. The sellers have obtained a quote for recommended foundation repairs. Contact the listing agent for additional information.



Price: **\$474,900**



43 Marcus Place , Winnipeg R2C 4C8
 MLS® #: **202615088** Area: **3K**
 Status: **A** DOM:
 Yr Blt/Age: **1983/Older** New Const: **No**
 Beds: **4** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **111.48 M2/1,200 SF**

Price: **\$479,900**

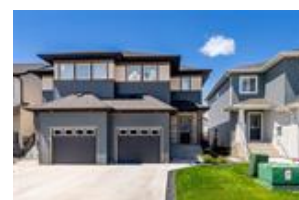
SS Saturday Jun 27, Offers on July 6th.
Welcome to this extensively remodelled 1,200 sq. ft. bungalow in desirable Lakeside Meadows, close to schools, parks, shopping, and all amenities. This move-in ready home features a beautifully updated kitchen with granite countertops, quality cabinetry, and stainless steel appliances. The bright L-shaped living and dining area is filled with natural light. The main floor offers a spa-inspired bathroom, a spacious primary bedroom with a 2-piece ensuite, one additional bedroom, and main floor laundry. The fully finished basement includes a massive rec room, wet bar (2022), two bedrooms (windows may not meet egress), a renovated 4-piece bath (2022), and ample storage. Upgrades include triple-pane windows (most of the windows on main floor), updated flooring, HE furnace, HWT, sump pump (2022), and new roof (2026), New PAnel (200 AMPS - 2022). Enjoy the fully fenced yard with a large deck, insulated single detached garage, and two fridges, two stoves and two sets of Laundry included. Finest JEM on quite cul-du-sec.



34 Aquila Road , Winnipeg R2V 5H6
 MLS® #: **202614745** Area: **4E**
 Status: **A** DOM:
 Yr Blt/Age: **2025/** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Attached**
 Liv Ar: **141.03 M2/1,518 SF**

Price: **\$483,900**

Offers July 6 after 6pm. Open House Sat & Sun @1-3pm. Welcome to this 1-year-old home that shows like new, featuring premium upgrades, thoughtful design, and pride of ownership throughout. Ideally located in a desirable neighbourhood close to shopping, parks, & amenities, this home also offers bus service within the community and a new school opening soon. The bright, open-concept main floor features a spacious living room, dining area, and stylish kitchen w/ a well-appointed island, stainless steel LG appliances, quartz countertops, a pantry, and functional layout. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary suite w/ a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom, and a generous laundry room w/ a linen shelf complete the upper level. All main- and second-floor windows are fitted with blinds, upgraded light fixtures add a modern touch throughout, & central A/C for summer comfort. The insulated basement is ready for your finishing touches, while the insulated attached garage provides year-round convenience. Why wait to build when you can own a move-in-ready home that feels brand new?



79 Sandpiper Drive , Winnipeg R3T 5E6
MLS® #: **202615354** Area: **1S**
Status: **A** DOM:
Yr Blt/Age: **1985/Older** New Const: **No**
Beds: **3** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **151.80 M2/1,634 SF**

Price: **\$484,900**

S/S July 1 & offers will be presented July 7(PM). Lovingly maintained by longtime owners, this beautiful 4-level split offers the perfect blend of comfort, style & thoughtful updates. Bright & spacious featuring hardwood floors, a stunning Tyndall stone fireplace in the living room, & a spacious dining area that flows into the renovated kitchen complete w/ heated tile floors, a pantry, & coffee nook. Patio doors lead to a private backyard oasis w/ a two-tier deck, pergola, & hot tub—perfect for relaxing or entertaining. Oversized primary bedroom is complemented by an updated 4-piece bathroom featuring heated tile floors, just steps from your room. Lower level offers 2 generously sized bedrooms, a remodelled 3-piece bathroom w/ a walk in shower & laundry room. 4th level has been drywalled & offers excellent potential for a 4th bedroom along w/ additional living space, ready for your finishing touches. Peace of mind comes with numerous updates completed over the years to the big ticket items. This meticulously cared-for home offers exceptional value & w/ a playground directly across the street, making this a fantastic family-friendly location.



2594 Knowles Avenue , Winnipeg R2G 2K8
MLS® #: **202614773** Area: **3J**
Status: **A** DOM:
Yr Blt/Age: **1967/** New Const: **No**
Beds: **3** Baths: **F1/H1**
Type: **Single Family Detached**
Liv Ar: **146.51 M2/1,577 SF**

Showings begin now. Offers presented after 5:00PM on Thursday, July 2nd, 2026. This sprawling three bedroom bungalow, backing onto Harborview park and golf course, sits on a treed and private half acre lot within the city and awaits a new family to grow with. The main floor has hardwood floors, a double-sided brick wood burning fireplace facing the living and family rooms, a formal dining room, three large bedrooms including the primary with its own access to the main bath, a two piece bath at the other end and a country-style back porch. The full basement has a laundry room, roughed in third bath, framed in bedroom, recreation and games rooms. Features include central air conditioning, a big south-facing deck off the family room and porch, an insulated 22' x 15' workshop/studio at the back of the yard with potential for heat, and an insulated double attached garage with newer door and extra space for bikes and tools. Upgrades include newer shingles '20, hot water tank and high-eff. furnace '25, septic tank '25 and mostly newer appliances. Call your Realtor to explore this quiet place in the city!

Price: **\$489,900**



305 Lindsay Street , Winnipeg R3N 1H2
 MLS® #: **202615254** Area: **1C**
 Status: **A** DOM:
 Yr Blt/Age: **1951/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **115.76 M2/1,246 SF**

Price: **\$499,900**

Showings start now, Offers reviewed July 8th.
Welcome home to this absolutely mint, fully renovated 1 1/2 storey Family home in the heart of River Heights! Located mid block, this home has been meticulously upgraded from top to bottom, featuring: Spacious Living Rm w/gorgeous hardwood floors, coffered ceiling & potlights, Large Dining Room opening onto the completely upgraded Kitchen complete with white shaker cabinetry, pot lighting, built-in microwave, concrete counters, & S/S appliances included. Full Main floor Bathroom & 3rd bedroom. The upper level has a large Primary bedroom, 2nd bedroom, & a full 4 piece renovated bathroom. Fully finished lower level, bedroom/office, Den, & Rec. Room plus a large utility/storage & laundry room. Upgrades throughout include: HE Furnace, shingles, soffits/fascia/eaves, windows, electrical, lighting, & HWT. Fantastic Oversized, 200amp Double Garage (24'x22') that is insulated & heated! plus extra parking pad. Fantastic fully fenced yard with 2 interlocking stone patios & shed, mature landscaping & backs onto Greenspace!. Within walking distance to schools, park, playground, & restaurants/shopping along Academy Road. An unbelievable package, this home must be seen!



873 Beecher Avenue , Winnipeg R2V 4R3
 MLS® #: **202614627** Area: **4G**
 Status: **A** DOM:
 Yr Blt/Age: **1984/** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **149.30 M2/1,607 SF**

Price: **\$499,900**

ALL OFFER LIVE OPEN FOR ACCEPTANCE 5 BUSINESS DAYS FOR ACCEPTANCE, PUBLIC GUARDIAN & TRUSTEE MANITOBA S/S NOW offer july 7th Traditional style two story home! Original owner, feature main floor sunken living room dining rm, eat in oak kitchen upgrades countertops loaded w/oak cabinetry built in dishwasher, sunken family room sliding door to deck, main floor laundry w/ 2pc bath, 2nd level master bedroom has walk in closet, 4 pc bath, other 2 bedroom & 4 pice main bath, partly finished basement huge rec room & office, upgrades air condition, (2023) roof shingle, close to school,shopping, play ground transportation and other eminties



159 Alburg Drive , Winnipeg R2N 1T9
 MLS® #: **202615239** Area: **2F**
 Status: **A** DOM:
 Yr Blt/Age: **1984/New - Never Lived In** New Const: **Yes**
 Beds: **5** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **154.50 M2/1,663 SF**

Price: **\$499,900**

S/S Thurs July 2, Open House Sun July 5 2-3:30, offers Mon eve July 6. Elegant living meets backyard bliss. Welcome to this stunning two-story home that perfectly blends style, comfort, and functionality-including your own backyard oasis. Stunning custom details everywhere w/ 5 br's, 4 baths, duraceramics welcome you thru main floor, The spacious kitchen is equipped w/newer cabinetry, quartz counter tops, tiled backsplash, pantry, and door leading to the yard. Rich laminates lead you upstairs, Primary br, w/ deluxe ensuite and walk-in closet, 2 more good sized br's, rmod 4pc bath. Lower level has a rec room, 4pc bath (retro clawfoot soaker tub), and 4th & 5th br (windows may not meet egress) But the real showstopper? The backyard. Step outside to your own private paradise with a sparkling pool and extra space for the dogs and kids and for lounging & soaking up the sun. Whether you're hosting weekend bbq's, or spending quality time w/ family, this backyard was made for making memories. Updates incl: kitchen, baths, flooring, shingles, windows, attic insulation & much more. This is a beautiful house you will be proud to call home.



146 Pilgrim Avenue , Winnipeg R2M 0L6
 MLS® #: **202614993** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **2020/Older** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **137.03 M2/1,475 SF**

Price: **\$499,900**

SS June 29. OH July 5 OTP July 6
Welcome home to 146 Pilgrim Avenue, a stunning 2020-built two-story residence offering modern elegance and an exceptional layout in the heart of St. Vital. Designed with contemporary living in mind, this property seamlessly combines style, functionality, and comfort. The main floor welcomes you with an inviting flow, showcasing a gourmet kitchen complete with sleek stainless steel appliances and premium solid surface countertops, alongside a convenient 2-piece powder room. Upstairs, the second level features three spacious bedrooms and two full bathrooms, highlighted by a luxurious 3-piece ensuite and a private balcony off the primary bedroom—your personal oasis for morning coffee. The fully finished basement adds incredible value, hosting a large fourth bedroom and another 4-piece bathroom, making it ideal for guests, teens, or a home office. Step outside to discover the impeccably manicured, fantastic landscaping that creates a serene outdoor retreat. This newer build delivers the turnkey lifestyle you've been searching for.



104 Lipton Street , Winnipeg R3G 2G7
 MLS® #: **202615268** Area: **5B**
 Status: **A** DOM:
 Yr Blt/Age: **1913/Older** New Const: **No**
 Beds: **2** Baths: **F2/H0**
 Type: **Duplex**
 Liv Ar: **147.53 M2/1,588 SF**

Showings Start June 29 2026. Offers received on July 6 2026. Welcome to 104 Lipton, located in the heart of the desirable Wolseley neighbourhood this charming 2 storey duplex offers the perfect blend of lifestyle and investment opportunity. Wether you're looking for a home with a bit of mortgage rental helping income, or be fully invested this property delivers both. Situated between mature green nature spaces, parks and all amenities around you, this neighbourhood brings the charm to all families and tenants alike.



Price: **\$499,999**



102 Moonlight Bay , Winnipeg R3Y 2H3
 MLS® #: **202615283** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2027/To Be Built** New Const: **Yes**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Attached**
 Liv Ar: **144.09 M2/1,551 SF**

Prairie Pointe Semi Attached home to be built. Features 1551 Sq ft with covered front entrance, and large foyer & powder room. The kitchen has a large island & builders quartz counters in the kitchen with walk-in-pantry and a separate dining space with garden door. The great room has large windows for plenty of natural light. Upstairs you will find 3 spacious bedrooms, a large walk-in closet in the primary bedroom with standing shower in the ensuite and laundry. This home has a separate side entrance to the unfinished basement. Interior for this home features modern Soho style cabinets, builder's standard vinyl plank flooring on the main floor and designer paint. Purchase today and lock in your price. Note: these photos are from previous showhome.



Price: **\$518,222**



833 McMillan Avenue , Winnipeg R3M 0T1
 MLS® #: **202615352** Area: **1B**
 Status: **A** DOM:
 Yr Blt/Age: **1912/Older** New Const: **No**
 Beds: **3** Baths: **F3/H0**
 Type: **Duplex**
 Liv Ar: **216.37 M2/2,329 SF**

Price: **\$519,900**

Welcome to 833 McMillan, a wonderful investment opportunity just a block away from the bustling Corydon Ave! This duplex features one unit on the main level, and one taking up the second and third levels. The main unit features 1 bedroom, 1 bathroom, a good sized eat in kitchen, and a spacious open concept living/dining room with plenty of natural light. The second unit features 2 bedrooms (with the opportunity to easily make a 3rd bedroom), 2 full bathrooms, another large sized kitchen & living space, and a separate dining area. There is a balcony off of the second level for easy access outside. Both units are currently rented to great tenants who would like to stay. Both units also feature their own laundry machines. Plenty of updates throughout the years such as flooring, lighting, bathrooms, fixtures, and much more. This building is solid structurally, very well insulated between units to provide exceptional soundproofing, and provides a great opportunity to own a rental property in this wonderful neighbourhood. There is room for parking in the back. Gas & water are paid by the owner, tenants pay for their own electricity. Contact your realtor for more information or to book a private showing!



203 Fulton Street , Winnipeg R2N 4C3
 MLS® #: **202615315** Area: **2F**
 Status: **A** DOM:
 Yr Blt/Age: **2003/Older** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **174.19 M2/1,875 SF**

Price: **\$524,900**

S/S July 1st OTP July 6th @6pm This beautifully updated 1,875 sq. ft. two-storey home offers 3 bedrooms, 2.5 bathrooms, and a bright, functional layout that's perfect for family living. The stunning renovated kitchen is the centerpiece of the home, featuring white cabinetry, stainless steel appliances, a stylish backsplash, a large island, and plenty of workspace for everyday life. Newer flooring flows throughout the main floor, creating a fresh, modern feel, while the spacious living and dining areas are filled with natural light. A separate front flex room offers the perfect space for a formal dining room or second family room. Upstairs you'll find three generous bedrooms, including a spacious primary suite with its own full ensuite, along with an additional full bathroom. The unfinished basement provides an excellent opportunity to create additional living space and add future value. Step outside to enjoy the fully fenced backyard with a large deck that's ready for summer BBQs, family gatherings, or relaxing evenings. Located close to excellent schools, parks, walking trails, shopping, and all the amenities River Park South is known for, this move-in ready home is one you won't want to miss.



6 Baker Bay , Winnipeg R2P 1M8
 MLS® #: **202615289** Area: **4H**
 Status: **A** DOM:
 Yr Blt/Age: **1981/Older** New Const: **No**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **140.19 M2/1,509 SF**

Price: **\$529,900**

Showings start Now, Offers as received. Welcome to 6 Baker Bay – located in the heart of the highly sought-after, family-friendly Mandalay West neighborhood, this beautifully updated bungalow offers over 1,500 sq ft of comfortable, modern living space with 4 spacious bedrooms and 3 full bathrooms. Step inside and you'll immediately appreciate the warm, functional layout designed for everyday living and effortless entertaining. The generously sized bedrooms provide the perfect space for a growing family, guests, or a home office, while the large basement boasts a large rec room with a mini bar area, perfect for entertaining, lots of storage, and extra room to make your own. Outside, you'll fall in love with the backyard oasis – a private retreat featuring a stunning inground pool with a newer liner (2024) and pool filter (2024), perfect for summer fun. Recent upgrades offer added value and peace of mind, including new shingles with Trex Leaf Pro system (2025), a high-efficiency furnace (2025), and a fully insulated garage (2025). This move-in-ready home delivers comfort, style, and the ultimate outdoor lifestyle – all in one of Winnipeg's most desirable communities. Dont miss out on this one!



750 Bridge Lake Drive , Winnipeg R3Y 0Y8
 MLS® #: **202614158** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2019/Older** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Attached**
 Liv Ar: **150.60 M2/1,621 SF**

Price: **\$529,900**

Showing start now open house Sunday 28 from 12-2. offer to be presented on Friday July the 3rd evening , 1,621 sq. ft. two-storey side-by-side home in the highly sought-after Bridgwater Trails community. This home offers 3 bedrooms and 2.5 bathrooms, Open-concept main floor featuring 9-foot ceilings, large triple-pane windows, and an abundance of natural light. The spacious living room flows seamlessly into the well-appointed kitchen, complete with upgraded cabinetry, a large custom island, tiled backsplash, black stainless steel appliances, and a huge walk-in pantry. Upstairs, the spacious primary bedroom features a large walk-in closet and a private ensuite bathroom. Two additional generously sized bedrooms, a full 4-piece bathroom, and a conveniently located second-floor laundry room complete the upper level. LED pot lights and pendant lighting, a high-efficiency furnace, central air conditioning, HRV system, sump pump, and numerous quality upgrades throughout. Ideally located close to parks, public transportation, walking and biking trails, schools, and amenities, this move-in-ready home offers comfort, convenience, and exceptional value in one of Winnipeg's most desirable neighborhoods.



88 Whooping Crane Drive , Winnipeg R2V 5J2
MLS® #: **202615391** Area: **4E**
Status: **A** DOM:
Yr Blt/Age: **2026/Under Construction** New Const: **Yes**
Beds: **3** Baths: **F2/H1**
Type: **Single Family Detached**
Liv Ar: **161.00 M2/1,733 SF**

Price: **\$534,900**

SS now, offers as received. Nearly complete and ready for your personal touch! Welcome to The Nora in desirable Highland Pointe. Offering 1,733 sq. ft., this thoughtfully designed 2-storey features 3 bedrooms, 2.5 bathrooms and an open-concept layout perfect for modern family living. The bright main floor showcases a spacious great room, large dining area and an oversized kitchen island, while the dramatic front staircase window floods the home with natural light. Upstairs you'll find a generous primary suite with walk-in closet and ensuite, two additional bedrooms, a full bath and the convenience of second-floor laundry. There's still time for the purchaser to personalize this home by selecting flooring and quartz countertops! Quality features include 9' main floor ceilings, piles, engineered floor joists, luxury vinyl plank flooring throughout the main floor, upgraded staircase with black spindles, black hardware package, concrete parking pad, and new home warranty. First-time home buyers may be eligible to apply for the federal GST rebate - ask your REALTOR® for details.



420 Westmount Drive , Winnipeg R2J 1P4
MLS® #: **202615432** Area: **2G**
Status: **A** DOM:
Yr Blt/Age: **1963/Older** New Const: **No**
Beds: **4** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **163.88 M2/1,764 SF**

Price: **\$539,900**

Showings start NOW, offers presented on July 9 evening! Welcome to this beautifully updated 1,764 sq.ft. 4-level split home in the highly desirable Windsor Park neighbourhood! Offering 4 spacious bedrooms and 2 full bathrooms, this home provides the perfect blend of space, comfort, and functionality for families of all sizes. The bright, inviting interior has been freshly painted and features large windows that fill the home with natural light. The updated kitchen boasts stunning new quartz countertops, creating a stylish and functional space for everyday living and entertaining. A finished basement offers additional living space, perfect for a family room, home office, or recreation area. Step outside to enjoy the fully fenced and beautifully landscaped backyard, ideal for kids, pets, and summer gatherings. Car enthusiasts and hobbyists will appreciate the oversized 24' x 24' insulated garage, along with two additional parking spaces for added convenience. Located in the sought-after Windsor Park community, close to great schools, parks, walking paths, shopping, and other amenities, this move-in-ready home is one you won't want to miss! Call now to book your showing.



56 Bonaventure Drive E, Winnipeg R3X 0N1
 MLS® #: **202614980** Area: **2J**
 Status: **A** DOM:
 Yr Blt/Age: **2016/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **117.06 M2/1,260 SF**

Price: **\$539,900**

S/S Tues June 30, open house Sun July 5 2-3:30, offers Tues July 7. This fantastic home was built with premium finishes top to bottom. Gorgeous kitchen with quartz counters and breakfast counter, s/s appliances, under cabinet task lighting and corner pantry. Great room feel dining area open to living room with laminates. 3 bedrooms on the main, primary bedroom boasts 3 pc ensuite and wicc, the other 2 bedrooms are good sizes as well. High and dry basement is ready for your development ideas. Many extras include: exterior cultured stone, custom trim and oversized front concrete porch, sink drawer tip outs, privacy blinds, soft close drawers, engineered floor joists, a/c, hrv, oversized hwt, sprinkler system, huge fenced yard and much more!



427 Greenwood Place, Winnipeg R3G 2P2
 MLS® #: **202614720** Area: **5B**
 Status: **A** DOM:
 Yr Blt/Age: **1910/Older** New Const: **No**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **191.10 M2/2,057 SF**

Price: **\$539,900**

Offers July 2. Exceptional value in this gorgeous character home with all the important updates. Timeless character & charm await with lovingly maintained hardwood floors, stained wood staircase, while also providing modern updates: electrical, plumbing, heating and windows. Enjoy 4 spacious bedrooms, 3 full bathrooms, office, 4 season sunroom, full height insulated basement. Enjoy the outdoors from the veranda, rear deck or patio. The deep yard is fenced with garden & plantings, w/ parking and detached garage. The foyer welcomes you with gas fireplace, living room with stained glass and stained wood doors, formal dining room overlooking the deck and garden, modern kitchen, and 4 season sunroom. The 2nd floor (rebuilt in 2007) offers 3 bedrooms, office and full bath. The third floor providing a huge primary suite with huge windows, sauna, 3pc bathroom with spacious shower & skylight. Major upgrades include all updated wiring and electrical panel, copper water service, ABS plumbing, HE forced air furnace, PVC windows & shingles. A fantastic opportunity for updated character home with all the modern conveniences, in a wonderful family neighbourhood. see video



615 Martin Avenue E, Winnipeg R2L 0Z7
 MLS® #: **202614547** Area: **3B**
 Status: **A** DOM:
 Yr Blt/Age: **2025/** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **137.87 M2/1,484 SF**

Price: **\$544,900**

Exceptional opportunity to own a newly built duplex in a desirable location. This fully rented duplex offers 2,068 sqft of total living space, this property features two self-contained units with quality finishes throughout. The upper unit includes 3 bedrooms and 2.5 bathrooms, highlighted by a spacious open-concept layout, 9-ft ceilings, quartz kitchen, large windows, and second-floor laundry. The lower suite is a well-appointed 1-bedroom unit with a full kitchen, 4-piece bath, and in-suite laundry. Built on a piled foundation with suspended wood floors and ample rear parking. Conveniently located near schools, shopping, transit, and amenities —ideal for investors or owner-occupiers seeking a turnkey income property.



15 Glenbrook Crescent , Winnipeg R3T 4Z9
 MLS® #: **202614470** Area: **1S**
 Status: **A** DOM:
 Yr Blt/Age: **1981/Older** New Const: **No**
 Beds: **4** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **172.52 M2/1,857 SF**

Price: **\$549,900**

SS July 2nd, OTP July 7th in the evening, Open house Saturday July 4th and Sunday July 5th, 2-4pm Welcome to this spacious 1,857 sq. ft. home in the highly sought-after Richmond West neighbourhood! Offering 4 bedrooms and 2.5 bathrooms, this well-maintained property features a functional layout with generous living spaces perfect for growing families. Step outside to your own private backyard oasis complete with a new in-ground pool, making this home the perfect place to relax, entertain, and enjoy Winnipeg summers. Conveniently located close to schools, parks, shopping, public transit, and the University of Manitoba, this home offers an unbeatable combination of comfort and location. Recent updates include a new in-ground pool, new deck (2024), kitchen (2023), dishwasher (2023), stove (2024), fridge (2024), newer shingles, updated flooring on the main staircase (2026), new flooring in the rear entrance leading to the pool (2026), and a new gazebo (2025).



92 Niagara Street , Winnipeg R3N 0T9
MLS® #: **202613387** Area: **1C**
Status: **A** DOM:
Yr Blt/Age: **1920/** New Const: **No**
Beds: **3** Baths: **F2/H0**
Type: **Single Family Detached**
Liv Ar: **167.23 M2/1,800 SF**

Price: **\$549,900**

SS Now, Offers Tuesday, July 7th after 12pm (noon). Open House Sat, July 4th 1-3PM. Welcome to this timeless character home in the heart of River Heights North, where classic charm meets thoughtful modern updates! Offering 3 bedrooms, 2 bathrooms, this beautifully maintained home is ready for its next chapter. A stunning newly renovated front porch welcomes you inside. The main floor features a gorgeous fully renovated kitchen with heated floors, updated wiring, modern finishes, flowing into the spacious dining room+cozy living room with a charming fireplace. Upstairs, you'll find the primary bedroom, two additional bedrooms (with the option to convert one into a fourth full-sized bedroom), a dedicated office, and a full bathroom. The basement offers a large rec room, second bathroom, and laundry area. Extensive upgrades include updated windows, complete electrical rewiring, a professionally installed modern boiler and hot water tank, new shingles, fencing, shed, and much more! Located in one of Winnipeg's most desirable neighbourhoods, you'll enjoy being just minutes from schools, parks, shopping, restaurants, and everyday amenities! This is the perfect blend of character, comfort, and convenience!



1992 Ross Avenue , Winnipeg R2R 0E8
MLS® #: **202615045** Area: **5D**
Status: **A** DOM:
Yr Blt/Age: **2025/Older** New Const: **Yes**
Beds: **5** Baths: **F3/H1**
Type: **Single Family Detached**
Liv Ar: **137.87 M2/1,484 SF**

Brand-new duplex offering exceptional flexibility and excellent income potential! Live in one suite while renting the other to help cover your mortgage, accommodate extended family, or add a turnkey investment to your portfolio. The spacious 1,484 sq. ft. two-storey main suite features an open-concept kitchen, dining and living area, plus a private lower level with 3 bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, as well as an additional full bathroom. The bright upper suite offers 2 bedrooms, a 4-piece bath, an open-concept living space, and its own private balcony. Finished in timeless neutral tones with a stylish modern exterior, this move-in-ready property is ideally located minutes from Red River College, shopping, transit, and everyday amenities. The neighbouring duplex at 1990 Ross Ave is also available, creating a rare opportunity to own both properties! Measurements +/- jogs.



Price: **\$549,900**



1990 Ross Avenue W, Winnipeg R2R 0E8
MLS® #: **202615044** Area: **5D**
Status: **A** DOM:
Yr Blt/Age: **2025/Older** New Const: **Yes**
Beds: **5** Baths: **F3/H1**
Type: **Duplex**
Liv Ar: **137.87 M2/1,484 SF**

Brand-new duplex offering incredible flexibility and outstanding income potential! Whether you are looking to offset your mortgage by living in one suite and renting the other, accommodate extended family, or expand your investment portfolio, this property delivers. The spacious 1,484 sqft. two-storey main suite features an open-concept kitchen, dining and living area, with a private lower level offering 3 bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite, plus another full bath. The bright upper suite offers 2 bedrooms, a 4-piece bath, open-concept living space and a private balcony. Finished in timeless neutral tones with a striking modern exterior, this move-in-ready property is ideally located just minutes from Red River College, shopping, transit and more. The neighbouring duplex at 1992 Ross Ave is also available, providing a rare opportunity to own both! Measurements +/- jogs.



Price: **\$549,900**



159 Woodhaven Boulevard , Winnipeg R3J 3K4
 MLS® #: **202615303** Area: **5F**
 Status: **A** DOM:
 Yr Blt/Age: **1920/Older** New Const: **No**
 Beds: **3** Baths: **F1/H1**
 Type: **Single Family Detached**
 Liv Ar: **155.89 M2/1,678 SF**

Price: **\$549,900**

Showings Start July 1st, Offers July 6th.
 Welcome to this beautifully updated 1,678 sqft. character home in the sought-after neighborhood of Woodhaven! Blending modern updates with timeless charm, this home showcases original hardwood floors, wood doors, baseboards, and windows throughout. Relax on the spacious screened-in front porch, perfect for enjoying your morning coffee or unwinding on rainy evenings. Inside you'll find a stunning modern kitchen, spacious living room, generous dining room, private den with built-in wood shelving, convenient main floor laundry. Upstairs offers 3 generous bedrooms, each featuring its own antique decorative fireplace. The primary bedroom also includes a reading room or flex space, ideal for a nursery or home office. Step outside to a private two-tier deck overlooking a peaceful backyard where deer are frequent visitors from the nearby park. Complete with a single detached garage and located just a short walk to parks, walking trails, and the community centre, this move-in ready home is the perfect blend of character, comfort, and location. Updates include new electrical and panel 2025, central AC 2026, all new appliances 25/26, kitchen and bathrooms 25/26.



1840 Ross Avenue , Winnipeg R2R 0E3
 MLS® #: **202615049** Area: **5D**
 Status: **A** DOM:
 Yr Blt/Age: **2026/To Be Built** New Const: **Yes**
 Beds: **5** Baths: **F3/H1**
 Type: **Duplex**
 Liv Ar: **141.96 M2/1,528 SF**

Price: **\$549,900**

Under construction. Offers as received.
 Fantastic opportunity to own a brand-new duplex near Red River Polytechnic! Ideal for investors or owner-occupants, this home features two self-contained suites with separate entrances and water meters. The main suite offers 3 bedrooms, 2.5 baths, an open-concept layout with 9' ceilings, quartz countertops, custom cabinetry, LVP flooring, and a spacious primary bedroom with walk-in closet and ensuite. The upper suite features 2 bedrooms, 1 bath, an open living area, modern kitchen, and in-suite laundry. Additional highlights include separate A/C units, high-efficiency furnaces, HRVs, piled foundation, and New Home Warranty. Live in one suite and rent the other or add a quality income property to your portfolio. Close to Red River Polytechnic, schools, shopping, transit, and amenities. Measurements +/- jogs. Photos and renderings are for illustration purposes only. Buyer may have the opportunity to select finishes, subject to the builder's construction schedule.



95 Heartstone Drive , Winnipeg R2C 3Z7

MLS® #: **202615448** Area: **3K**
Status: **A** DOM:
Yr Blt/Age: **2009/Older** New Const: **No**
Beds: **4** Baths: **F3/H0**
Type: **Single Family Detached**
Liv Ar: **141.68 M2/1,525 SF**

Price: **\$564,999**

Showings start July 2nd , offers presented July 7evening .open house sunday july 5 from 12-1.30 Welcome to this meticulously well maintained well laid out 4 bedrooms, 3 full bathroom, open concept. The entire home has been freshly painted and features brand -new vinyl plank flooring throughout the main living areas and basement along with new carpet in all bedrooms . This move-in-ready home offers a clean , fresh , and modern feel from top to bottom . The main floor has vaulted ceilings, open concept kitchen with corner pantry, centre island with double sinks overlooking the back yard and great room. The great room is spacious with pot lighting, gas fireplace and built-in entertainment centre. There is a full bathroom and two good size bedrooms on the main. The private primary suite is on its own upper level with a walk-in closet and full en-suite with a bathtub/shower combo. The impressive bright fully finished lower level has large windows, luxury vinyl plank flooring, large rec room, office or games area, another huge bedroom and a 3 piece bathroom. The back yard is fenced for your kids or animals. Shingles were redone in 2018. This home is ideally located close to schools, parks, and shopping.



645 Cordova Street , Winnipeg R3N 1A9

MLS® #: **202615209** Area: **1D**
Status: **A** DOM:
Yr Blt/Age: **1955/Older** New Const: **No**
Beds: **5** Baths: **F3/H0**
Type: **Single Family Detached**
Liv Ar: **134.71 M2/1,450 SF**

Price: **\$579,900**

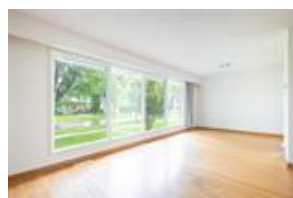
Showings start Now, with potential Offers Reviewed on Tuesday 7th | Rarely available and highly sought after, welcome to this sprawling nearly 1500sf bungalow which sits mid block close to schools and parks. 645 Cordova showcases a classic floorplan with modern flare, with its gleaming hardwoods, many windows which let in an abundance of light, and the updated kitchen. If you are a chef, welcome home! With white cabinetry, lots of storage, stainless steel appliances as well as stunning quartzite counters, this kitchen will not disappoint. The main level features three good-sized bedrooms and the primary has a three-piece ensuite. The basement is fully finished with two extra bedrooms with egress windows, another full bathroom and a sprawling recreation room that is not short on space by any means. With a sunroom and a triple detached garage, this bungalow is a place you can plant your roots and stay for a while. Updated and newer shingles and a/c put your mind at ease!



907 Campbell Street , Winnipeg R3N 1C8
 MLS® #: **202614861** Area: **1D**
 Status: **A** DOM:
 Yr Blt/Age: **1958/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **121.89 M2/1,312 SF**

Price: **\$579,900**

S/S now, offers Thursday July 2 at 2pm. Spacious 3-bedroom, 2-bath home in the heart of South River Heights! Offering generous square footage and a functional layout, this home features a huge living room/dining room combination and an upgraded kitchen with abundant cabinetry, soft-close drawers, tile backsplash, chimney-style hood fan, and pot filler above the stove. Three good-sized bedrooms on the main floor. The fully finished basement boasts a massive rec room with dry bar, upgraded bathroom, and bonus room—perfect for entertaining or additional living space. Hardwood floors, HE furnace, some upgraded windows, and plenty of storage. Enjoy the large fenced yard with deck and hot tub, plus a double garage with attached gazebo/shed. Fridge, stove, dishwasher, washer, dryer, bar fridge, and wine fridge all included. Excellent River Heights location close to schools, parks, shopping, and more! See Virtual Video.



311 Big Bluestem Road , Winnipeg R2C 5V1
 MLS® #: **202615301** Area: **3M**
 Status: **A** DOM:
 Yr Blt/Age: **2023/Older** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **134.43 M2/1,447 SF**

Price: **\$599,900**

Offers on July 7th. Welcome to 311 Big Bluestem Rd, where thoughtful design meets true turnkey living. Rarely does a newer home come to market with every major improvement already complete. Offering 1,447 SF plus a professionally finished basement, this meticulously maintained Ventura-built home features 3 bedrooms, 2.5 bathrooms, a bright open-concept main floor, spacious great room, modern kitchen with island, and convenient second-floor laundry. The primary suite offers a walk-in closet and private ensuite, while the finished basement provides the perfect extension of your living space for relaxing, entertaining, or a growing family. Step outside to a professionally landscaped backyard complete with a deck and fence, creating a private outdoor retreat. Even the oversized 20' x 24' garage has been fully finished, insulated, heated, and completed with epoxy floors. From the 8'6" foundation walls in basement to the backyard, every detail has already been taken care of, allowing you to simply move in and enjoy. Protected by the remaining 1-2-5-10 New Home Warranty, this is a home that truly stands apart from the typical new build, offering exceptional value, comfort, and pride of ownership throughout.



155 Henry Dormer Drive , Winnipeg R3X 2E4
 MLS® #: **202615378** Area: **2J**
 Status: **A** DOM:
 Yr Blt/Age: **2003/Older** New Const: **No**
 Beds: **5** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **163.51 M2/1,760 SF**

Price: **\$599,900**

Showings start July 2nd, OFFERS THURS JULY 9th evening. Bright, beautiful, and fabulously updated cabover loaded with bedrooms and features on a great street in South Island Lakes! With soaring cathedral-like ceilings, fresh & permitted renovations throughout, and just over 1750sqft of living space, this 5 bed 3 bath home offers an irresistible value proposition. Open concept main floor feels regal with soaring ceilings, bright windows and beautiful fixtures. Brand new kitchen with soft-close cabinets, quartz countertops, and new appliances offers tons of storage and ample style. Extra family room with door to multi-tiered deck is great for entertaining. Massive primary bedroom with fabulous tile ensuite & walk in closet! Basement is fully developed, super tall, and laid out absolutely perfectly: 2 massive bedrooms (one can even be a gym!), a huge recroom, another 3 piece bath, a laundry room, and all the storage you could possibly want. Exceptional location walking distance to schools, transit stops and playgrounds. All of the Sage Creek amenities are less than 5 mins away by car. Incredible home, incredible price, incredible location! Call today and check it out!



23 Briarlyn Road , Winnipeg R3T 5Z9
 MLS® #: **202615173** Area: **1S**
 Status: **A** DOM:
 Yr Blt/Age: **2002/** New Const: **No**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **151.90 M2/1,635 SF**

Price: **\$599,900**

S/S Wednesday July 1st and offers Monday July 6th evening. Bright, spacious well cared for by this original owner, soaring ceiling and hardwood floors living room/dining room, huge eat-in kitchen features corner party, island and large eating area, appliances included, grand upper level primary bedroom, walk-in closet and 5pc ensuite, including jetted tub, two good sized bedrooms on main, main floor laundry with sink, newer washer/dryer, beautifully finished lower level offers rec room, large windows, wet bar, bar fridge, gas fireplace, 4th bedroom, 3pc bathroom, large tiled shower, sauna, den (could be converted to 5th BR), cedar closet, loads of storage, back yard patio and shed, oversized double attached garage, interlocking block walk, patio and front drive. A must see! C/Air,C/vac, update roof shingles, close to all amenities, book your appointment today



382 Bonaventure Drive W, Winnipeg R3X 0N9
 MLS® #: **202615010** Area: **2J**
 Status: **A** DOM:
 Yr Blt/Age: **2020/Older** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **161.47 M2/1,738 SF**

Price: **\$599,900**

Showings start now. Open house July 2nd 6-8pm and July 5th 2-4pm. Offers presented July 7th. Welcome to 382 Bonaventure Drive W! This 1732ft² A&S built 2-storey is move in ready and ready to be enjoyed by its new owners! Entering the home, you'll be greeted by a large foyer with a huge open to below and access to the upstairs. There's the open concept kitchen with quartz countertops and stainless steel appliances, and you have easy access to your dining area and your living room with a cozy gas fireplace!. Don't forget about the massive walk through pantry and the additional half bath to round out the main level. On the 2nd level, you'll find the main bedroom with a spacious walk-in closet and a 4-piece ensuite with quartz countertops and dual vanities. 2 more bedrooms are located on the 2nd level as well as a 4-piece bathroom and your laundry room. The basement is insulated and ready to be developed to your wishes, or could be left as is! This home also features a 12' x 12' deck with a fenced in backyard, a 22' x 22' attached garage and is ideally located only minutes to shops, restaurants, and the perimeter highway! Contact your Realtor today to book your in-person showing and fall in love!



187 Water Ridge Path , Winnipeg R2R 0P8
 MLS® #: **202615150** Area: **4L**
 Status: **A** DOM:
 Yr Blt/Age: **2016/Older** New Const: **No**
 Beds: **5** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **135.55 M2/1,459 SF**

Price: **\$599,900**

SS Now // Offers July 6 (Mon) 7pm. Open House July 4-5 2pm to 4pm. Welcome to this spacious and well-maintained home offering 5 bedrooms and 3 full bathrooms, perfectly designed for growing families or multi-generational living. The fully finished basement adds valuable additional living space, ideal for a rec room, home office, or guest suite. This property features a structural steel beam upgrade, providing enhanced durability and an open, functional layout. Major exterior updates include shingles replaced just 2 years ago, giving added peace of mind for years to come. Situated on a desirable corner lot, the home offers a large backyard—perfect for outdoor entertaining, gardening, or kids' activities. Located directly in front of a playground, this is an exceptional setting for families seeking convenience and a true community feel. A great opportunity to own a move-in ready home in a sought-after family-friendly location.



26 Elsey Road , Winnipeg R2N 0B7
 MLS® #: **202614765** Area: **2F**
 Status: **A** DOM:
 Yr Blt/Age: **2011/Older** New Const: **No**
 Beds: **5** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **136.38 M2/1,468 SF**

Price: **\$599,900**

OH SAT, JULY 4th 2pm-4pm. OTP SUNDAY, JULY 5th. Welcome to this stunning **FORMER SHOW HOME**, loaded with quality upgrades and thoughtful improvements throughout. The main floor features a spacious tile foyer, 9' ceilings, a bright living room with built-in entertainment unit and gas fireplace, and a beautiful eat-in kitchen with granite countertops, subway tile backsplash, maple shaker cabinetry, brushed nickel hardware, and a massive island. The primary bedroom offers a walk-in closet and deluxe ensuite with jetted tub, tiled shower, and Kohler fixtures. **TWO ADDITIONAL BEDROOMS** and a 4-piece bath complete the main level. The finished basement is equally impressive, featuring a large rec room with reclaimed wood feature wall, second fireplace, pot lights, bar area with cabinetry and quartz countertops, plus two additional bedrooms and a full bathroom. The double attached garage is fully insulated, upgarded 200 AMP electrical service and heated—perfect as a comfortable workspace year-round, even in winter. Step outside to a fully finished backyard featuring a deck, gazebo, and play structure—ideal for relaxing and entertaining. This home truly shines—book your showing today!



38 Nurgitz Bay , Winnipeg R2V 4M8
 MLS® #: **202614919** Area: **4F**
 Status: **A** DOM:
 Yr Blt/Age: **1984/Older** New Const: **No**
 Beds: **3** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **189.15 M2/2,036 SF**

Price: **\$599,900**

SS now. OTP Jul 3rd 7 PM. Welcome to **38 Nurgitz Bay**—an exceptional two-storey home offering style, space, and comfort in one of the area's most desirable bay locations. Stone exterior, oversized driveway, mature trees, and landscaped yard offer curb appeal and privacy. Bright foyer with soaring ceilings and elegant staircase. The functional main floor layout is designed for entertaining and everyday living, with large windows bringing in plenty of natural light. Enjoy warm living and dining spaces plus a beautifully appointed kitchen featuring rich wood cabinetry, stone countertops, stainless steel appliances, generous prep space, and ample storage. Spacious primary suite with walk-in closet and stunning ensuite. A standout feature is the dedicated music room with a sound-insulated recording space—perfect for musicians, creators, or a private studio. Upstairs offers spacious bedrooms and comfortable family living. The double patio doors welcome you to beautiful outdoor spaces, including two outdoor decks, a premium swim spa (approx. \$40K value), a hot tub, and a storage shed with overhead door included. Close to schools, parks, and amenities—this home delivers location, lifestyle, and value.



103 Brookfield Crescent , Winnipeg R3Y 0L8
 MLS® #: **202614900** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2014/Older** New Const: **No**
 Beds: **5** Baths: **F4/H0**
 Type: **Single Family Detached**
 Liv Ar: **169.73 M2/1,827 SF**

Price: **\$599,900**

SS NOW|OFFERS JULY 3| OH JUN 27&28 2-4 PM| Welcome to beautiful Bridgwater Lakes! Offering over 1800SQFT, this property features a spacious layout w 5 beds, 4 baths, main-floor laundry & fully finished basement! Step in to the bright 9ft ceiling main floor filled w natural light. The OPEN CONCEPT flow naturally living-dinning & into the kitchen, large island, corner pantry, ample cabinetry & SS appliances. Main-floor bed, full 4pc bath create an ideal setup for guests, extended family or home office. Upstairs, the primary bedroom offers an ensuite & not one, but two WICs! 2nd bedroom offer 1 more WIC, an additional bed & another full bath complete the upper level. The fully finished basement adds more living space w a bed, full bath & plenty of room for a rec-room, home gym, or movie nights , adding extra flexibility for multi-generational living or extra income. Outside, enjoy a deck, huge backyard, double detached garage & location close to parks, schools, shopping, restaurants, walking paths & all the conveniences Bridgwater has to offer. A rare opportunity to own a spacious 5bed, 4bath home in one of Winnipeg's most sought-after communities. Book your showing today



19 Pentonville Crescent , Winnipeg R2N 4N2
 MLS® #: **202614556** Area: **2F**
 Status: **A** DOM:
 Yr Blt/Age: **2004/Older** New Const: **No**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **144.56 M2/1,556 SF**

Price: **\$599,900**

SS Sat June 27. Offers as received. Opportunity knocks in one of Winnipeg's most sought-after family communities! Located on quiet Pentonville Crescent in desirable River Park South, this well-designed 1,500+ sq ft bungalow offers the space, layout, and location you've been searching for. The functional main floor features 3 spacious bedrooms, including a primary retreat complete with a full ensuite bath, generous living and dining areas, and a bright, practical floor plan that's ready for your personal touch. The double attached garage adds everyday convenience, while the true standout is the massive 30' x 20' open-concept lower level. Whether you envision additional bedrooms, a home theatre, gym, recreation space, or all of the above, the possibilities are endless. Outside, enjoy a mature neighbourhood known for its parks, walking trails, schools, community amenities, and easy access to shopping, transit, and St. Vital Centre. Offering solid bones, exceptional square footage, and unlimited potential in a fantastic location, this is a rare opportunity to create the home you've always wanted while building equity along the way.



76 Ruth Crossing , Winnipeg R3Y 2K8
 MLS® #: **202614987** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2026/To Be Built** New Const: **Yes**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **133.13 M2/1,433 SF**

It doesn't get much better than Bison Run!
This to be built home is ideally located within walking distance of both schools (combined K-12) and the future South Winnipeg Recreation Centre. Offering 1,433 sq. ft., the spacious open-concept layout is designed for comfortable family living. This thoughtfully designed plan features 3 bedrooms, 2.5 bathrooms, vaulted ceilings in the primary suite, and convenient second-floor laundry. The stylish exterior showcases Batten Hardie siding, acrylic stucco, and striking black front windows and door frame on the front elevation. An optional side entrance leads to the insulated, well-designed unfinished basement, offering excellent potential for future development.



Price: **\$600,915**



271 Mosselle Drive , Winnipeg R2P 1N7
 MLS® #: **202615253** Area: **4F**
 Status: **A** DOM:
 Yr Blt/Age: **2013/** New Const: **No**
 Beds: **4** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **121.70 M2/1,310 SF**



Price: **\$609,900**



39 Nuthatch Bay , Winnipeg R2V 5J2
 MLS® #: **202615274** Area: **4E**
 Status: **A** DOM:
 Yr Blt/Age: **2026/To Be Built** New Const: **Yes**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **148.55 M2/1,599 SF**

Price: **\$609,900**

Welcome to Casa Adrianna from KDR Homes!
Now available with LIMITED-TIME PRICING.
This stunning open-to-below design offers 4
beds, 3 baths including a highly desirable
main-floor guest bedroom with full bathroom,
along with a bright and spacious great room
ideal for everyday living and entertaining.
PREMIUM UPGRADES INCLUDE 9' ceilings on
both the main floor and basement, steel beam
in basement & main floor, side entrance,
entertainment unit with fireplace, kitchen
featuring soft-close cabinetry, tiled
backsplash, and quartz countertops in the
kitchen and all bathrooms. The primary suite
boasts a luxurious 5-piece ensuite with his-
and-hers sinks & sleek shower glass doors.
Additional highlights include decor switches
and outlets, and a fully insulated basement,
roughed-in for a 3-piece bathroom and ready
for future development. More lots and under
construction houses available. Call today for
more details!



164 Rambling River Bay , Winnipeg R2V 5M2
 MLS® #: **202615386** Area: **4E**
 Status: **A** DOM:
 Yr Blt/Age: **2026/To Be Built** New Const: **Yes**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **172.71 M2/1,859 SF**

Price: **\$639,224**

To be built in Highland Pointe! The Hazel is
one of the builder's most sought-after two-
storey plans, offering 1,859 sq. ft., 4
bedrooms and 3 full bathrooms, including a
convenient main floor bedroom and full bath.
The open-concept main floor features soaring
open-to-above ceilings in the great room, a
spacious kitchen with quartz countertops, 41"
upper cabinets, walk-in pantry, large island
and adjoining dining area. Upstairs you'll find
a generous primary suite with walk-in closet
and ensuite featuring a standing shower, two
additional bedrooms and second-floor
laundry. This home also includes 9' main floor
ceilings, piles, engineered floor joists, side
entrance, concrete driveway & sidewalk,
upgraded carpet, LED lighting and an
unfinished basement with rough-in plumbing
for future development. A similar completed
or under-construction home may be available
to view by appointment. Photos are for
illustration purposes only; final finishes and
colours will vary. First-time home buyers may
be eligible to apply for the federal GST rebate
- ask your REALTOR® for details.



17 Guay Avenue , Winnipeg R2M 0B6
 MLS® #: **202615377** Area: **2D**
 Status: **A** DOM:
 Yr Blt/Age: **2024/** New Const: **No**
 Beds: **7** Baths: **F3/H1**
 Type: **Duplex**
 Liv Ar: **150.50 M2/1,620 SF**

Price: **\$649,900**

SS NOW, OFFERS ANYTIME, OPEN HOUSE SAT JULY 4 & SUN JULY 5 2PM-4PM. Welcome to 17 Guay Ave — a stunning 2024-built duplex on a 33ft wide lot featuring two fully self-contained units. The primary unit welcomes you with a bright open living room, large windows, and excellent natural light. A walkway leads into the dining area with the kitchen conveniently positioned beside — offering comfort and privacy. Upstairs features a primary bedroom with ensuite, three additional bedrooms, a shared 4-piece bath, and upper-level laundry for added convenience. The secondary unit is fully self-sustained with an eat-in kitchen, three bedrooms, a full 4-piece bath, and its own separate laundry — ideal for tenants or extended family. Located in the *Louis Riel School Division*, steps from Happyland Park, Maple Grove Park, and St. Vital Centre, and just minutes to St. Boniface Golf Course, Windsor Park Golf Course, and Downtown Winnipeg. Live in one, rent the other, or rent both and let this property work for you. First-time buyer or investor — one address, multiple angles. All Measurements +/- jogs.



1009 Scurfield Boulevard , Winnipeg R3Y 1N5
 MLS® #: **202615184** Area: **1P**
 Status: **A** DOM:
 Yr Blt/Age: **1992/Older** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **193.42 M2/2,082 SF**

Price: **\$649,900**

Showings start July 1. Offers July 8th. Impressive Whyte Ridge family home! This beautifully updated 2,000+ sqft 2-storey offers 4 bedrooms, 3.5 bathrooms & a wonderful balance of style, space & comfort. The main floor features formal living & dining rooms & eat-in kitchen with quartz countertops & large island that flows into the bright family room with it's soaring vaulted ceiling & cozy gas fireplace. Convenient main-floor laundry & 2-piece bath complete the space. Upstairs you'll find a primary suite with a walk-in closet & 3-piece ensuite (dble sinks), along with two good-sized bedrooms & full bathroom. The finished basement expands your living space with a big recreation room, stylish wet bar (more quartz!), a 4th bedroom & a 3-piece bath. A subfloor & carpeting add warmth throughout this level. Outdoor living made easy with a large deck & patio (2020) & fenced yard. **NUMEROUS upgrades:** Hot water tank (26), hi-eff furnace (25), kitchen appliances (24), ensuite (22), shingles (21), windows (20/21) flooring (17/18). A dble attached garage finishes off this like-new home! Directly across from the park & Henry Izatt Middle School, this one won't last long! Book your showing today.



1126 Copeland Street , Winnipeg R2C 3H7
 MLS® #: **202615459** Area: **3N**
 Status: **A** DOM:
 Yr Blt/Age: **1984/Older** New Const: **No**
 Beds: **3** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **120.77 M2/1,300 SF**

Price: **\$674,900**

OFFERS REVIEWED WEDNESDAY, JULY 15 2pm. A RARE FIND, 5 acres inside the city, on city services. 1370 sq ft bungalow with 28 by 36 insulated double garage with wet certified wood stove, paved driveway, and lots of extra parking. Spacious kitchen, open to living room and dining room. Fully finished lower level with pool table and custom bar, and lots of storage. Three bedrooms, two bathrooms. Private yard with 28 by 36 custom deck. This home is located on 5 acres located behind the home and to the east side, see the map. Check out the video.



779 Lindenwood Drive W, Winnipeg R3P 2H6
 MLS® #: **202614529** Area: **1M**
 Status: **A** DOM:
 Yr Blt/Age: **1991/Older** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **204.39 M2/2,200 SF**

Price: **\$699,900**

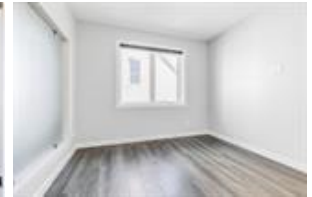
SS June 30 Offers July 8. Welcome to this impeccably maintained and loved home in the heart of Lindenwoods. Located close to Linden Meadows, parks, walking trails, and all the shops of Kenaston. You're welcomed by a bright, spacious entrance w/curved staircase and a functional floor plan and sun-filled spaces. The main floor features updated LVP flooring, a convenient office, laundry and powder room. As well as formal LR & DR areas. The generous kitchen has tons of cabinetry topped w/timeless granite countertops, dbl corner sink and updated SS appls (frdg+stove |26, dshwr |24) overlooks the casual dining area w/views of the stunning backyard and the cozy FR w/gas FP. Upstairs, you'll find 3 generous bdrms, including a well appointed primary w/a spa-inspired ensuite, jetted tub, separate shower+lrg WIC. The lower level is finished, offering a sprawling rec room, spare bdrm (non-egress wdw) w/plush cw-w |26 and an updated 3pc. Enjoy the summer months in your pristine fenced yard w/a 2-tiered deck, custom pergola w/beautiful privacy fence |14+patio. Gas BBQ, shelter & shed. Updates incl: windows w/warranty |26, HWT |26, LVP |22+|26, HEF+AC |16, shingles |13. Your opportunity to own a well cared for home!



26 Sunstone Bay , Winnipeg R3Y 0N5
MLS® #: **202614884** Area: **1R**
Status: **A** DOM:
Yr Blt/Age: **2014/Older** New Const: **No**
Beds: **4** Baths: **F2/H1**
Type: **Single Family Detached**
Liv Ar: **196.86 M2/2,119 SF**

Price: **\$699,900**

SS now. Offers as received. OH: June 27 Sat 2:30-4:30PM, June 28 Sun 12:00-2:00PM. Welcome to this stunning 2,119 sq. ft. two-storey home built by A&S Homes, situated on an oversized pie-shaped lot in South Pointe. Combining modern design, quality finishes, and exceptional living space, this home is perfect for growing families. A spacious front foyer welcomes you into the home, where a versatile den provides the space for a home office. The bright eat-in kitchen features white cabinetry, quartz countertops, a large center island, SS appliances, stylish backsplash, and a convenient corner pantry. The adjoining family room offers plenty of space for entertaining and everyday living, featuring a large picture window, pot lights, and an entertainment unit with a gas fireplace. Upstairs, you'll find four generously sized bedrooms, including a spacious primary suite complete with a large WIC and a deluxe ensuite featuring tile flooring, dual quartz vanities, a soaker tub, and a custom glass shower. The fully fenced and landscaped backyard includes a large deck, patio(2025), shed(2025). Fridge 2025 Washer 2025 Dryer 2026 Second floor laminated 2025, basement painted floor 2026. Walking distance to school.



82 Jim Gauthier Drive , Winnipeg R3W 0R7
MLS® #: **202614703** Area: **3K**
Status: **A** DOM:
Yr Blt/Age: **2024/Older** New Const: **No**
Beds: **3** Baths: **F3/H1**
Type: **Single Family Detached**
Liv Ar: **111.48 M2/1,200 SF**

Price: **\$729,900**

Welcome to this custom-built bungalow in Devonshire Park. Designed for modern living, this home offers an open-concept layout highlighted by a stunning electric fireplace feature wall, luxury vinyl plank flooring, and quartz countertops with ceramic tile backsplash. The kitchen includes upgraded pot-and-pan drawers, fridge water line, and oversized patio doors leading to a spacious 26x12 rear deck. The primary suite is a true retreat, featuring 9' ceilings, deck access, a spa-inspired ensuite with a Kohler rain shower, handheld shower system, upgraded glass shower doors, and custom lighting. Additional upgrades include enhanced soundproofing, upgraded exterior finishes with stone accents, bright stucco, Smart Trim details, and a painted front entry door. Built on a piled foundation with 9'6" basement walls, the fully finished lower level adds exceptional living space with a large rec area, powder room, den with walk-in-closet and 4-piece ensuite, and upgraded lighting. A truly exceptional home showcasing quality craftsmanship and premium finishes inside and out. The 90" OLED 4K TV mounted on the feature wall, and the 70" flush mounted TV in the rec room is included! Photo 20 is virtually staged.



699 Renfrew Street , Winnipeg R3N 1K1
MLS® #: **202608762** Area: **1D**
Status: **A** DOM:
Yr Blt/Age: **2026/New -** New Const: **Yes**
Never Lived In
Beds: **5** Baths: **F3/H2**
Type: **Duplex**
Liv Ar: **157.10 M2/1,691 SF**

Price: **\$739,900**

The first of it's kind in SRH! ICONIC Homes+Developments Inc. presents a thoughtfully designed 2 storey home w/a legal secondary suite; fantastic location walking distance to Superstore, all the shops on Grant as well as schools and parks. A great choice for families and investors alike. Build features: piled foundation w/Delta wrap, tri-pane Kohltech wdws, Lennox HEF, HRV+AC, poured sidewalks and a 20x20 pad. Patio doors to a WEST facing yard. 2 sets of Samsung SS appls incl. Each unit has a modern kitchen w/soft close custom cabinetry, timeless quartz counter tops and undermount sink. The main unit offers 1692sqft of bright, open concept living space, convenient powder room and an office or play room. On the upper level of the main unit, you'll find 3 spacious bdrms w/lrg wdws. The primary has a modern 5pc ensuite w/soaker tub+oversized tile shower plus a WIC. The lower holds a legal secondary 2 bdrm suite which offers 770sqft of sun drenched space. Excellent opportunity for extended family or revenue income to offset your mortgage. Private entrances, separately metered and dedicated laundry for each. You're covered w/a 5 yr Manitoba New Home Warranty Program. Start your real estate endeavour here!



163 Morava Way , Winnipeg R2P 0G6
 MLS® #: **202615416** Area: **4F**
 Status: **A** DOM:
 Yr Blt/Age: **2009/Older** New Const: **No**
 Beds: **6** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **182.18 M2/1,961 SF**

Price: **\$759,900**

SS now! Offers as received. OH Sat & Sun 2-4pm. All measurements (+/-) jogs. Welcome to 163 Morava Way, a beautiful two storey home located in the highly desirable Amber Trails neighbourhood. Offering 1,961 Sq. Ft. of well designed living space and built in 2009, this exceptional home features an impressive open to above living room with oversized windows that fill the space with natural light and a huge chandelier. The main floor also boasts a beautiful open concept kitchen, a den perfect for a home office, and a half bathroom. Upstairs along with glass railing, you will find a spacious primary bedroom complete with a walk in closet and a private ensuite bathroom, along with two additional generously sized bedrooms and another full bathroom. The fully finished basement provides outstanding additional living space with a huge recreation room, two bedrooms, an office, and a full bathroom, making it ideal for a growing family or accommodating guests. Step outside to enjoy the fully fenced backyard featuring a spacious deck that backs onto a walking trail, offering added privacy and the perfect setting for outdoor entertaining or relaxing. Close to all amenities. Book your showings today!



75 Northern Lights Drive , Winnipeg R3Y 1S3
 MLS® #: **202613925** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2014/Older** New Const: **No**
 Beds: **5** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **164.62 M2/1,772 SF**

Price: **\$799,900**

SS Now, OH Sun July 5th 2-4pm Offers Mon July 6th. Not all South Pointe bungalows are created equal. Perfectly positioned on one of the neighbourhood's most desirable streets, this 1750+sqft former showhome was thoughtfully designed for the way families live today. From busy weekday mornings to holiday gatherings and everything in between, every space has a purpose. Soaring ceilings, oversized windows, & an open-concept layout create a bright, welcoming atmosphere. The spacious kitchen offers plenty of counter & storage space plus a large tiered island that naturally becomes the heart of the home, flowing effortlessly into the great room where family and friends can gather. The primary bedroom offers a peaceful escape, while two additional main floor bedrooms provide space for kids, guests, or a home office. Downstairs, the fully finished lower level is built for entertaining with an expansive recreation room, two more bedrooms, and a 4pc bathroom. This space is perfect for movie nights, game days, teenagers, or overnight guests. Complete w/ a double attached garage & exceptional curb appeal, this home offers the space, style, location and lifestyle today's families have been searching for. Book Now!



25 Kemper Crescent , Headingley R4J 1A6
MLS® #: **202613335** Area: **1W**
Status: **A** DOM:
Yr Blt/Age: **1962/Older** New Const: **No**
Beds: **5** Baths: **F3/H1**
Type: **Single Family Detached**
Liv Ar: **222.97 M2/2,400 SF**

Price: **\$799,900**

Showings NOW | Offers ANYTIME! | Open House Thursday, 6-7:30pm | South Headingley!! Take your dirt bikes and snowmobiles right out your garage! Bright and spacious 4 level split (2400 sq ft!) INSANE VALUE!! The LR showcases a stunning Tyndall stone gas FP, w/ vaulted ceilings & a wall of windows flooding the space w/natural light. The updated kitchen features granite counters, soft-close cabinetry, coffee bar, island w/brkfst bar & s/s appliances. Garden door opens to a beautifully fenced, south-facing bkyd w/lg deck & outdoor FP — perfect for relaxing or entertaining. Convenient 2pc bath & laundry on main. Upstairs: 4 brs w/hardwood flrs, vaulted ceilings & updated 4pc bath. The primary retreat features a wall of windows, o/s closet, heated tile ensuite & private balcony. Lower level 1 offers a mudroom w/ 2nd yard access, versatile BR/fam rm & garage access. The basement level has rec rm w/2nd Tyndall stone FP. Updated mechs: 2 HEF, 2 C/AIR & HWT. Exterior: stucco & shingles updated! **BONUS: foundation fully waterproofed to the footings w/new weeping tiles - zero water in 25+ yrs (Even after that massive rain storm!!) Dual sump system w/battery backup. Direct walking access to Phoenix School!**



42 Ocean Ridge Drive , Winnipeg R3Y 1W6
 MLS® #: **202614910** Area: **1M**
 Status: **A** DOM:
 Yr Blt/Age: **2002/** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **175.59 M2/1,890 SF**

Price: **\$799,900**

Viewings start Mon June 29. Offers reviewed evening of Tues July 7th. OPEN HOUSE SUN JULY 5 (2-4pm). Seldom available MARIC BUILT bungalow in desirable Linden Ridge! Meticulously maintained & updated by original owner. Stunning 1890 sq ft 3 br features attractive curb appeal, professionally landscaped, open layout, 9 foot ceilings, huge windows, newer flooring including 3/4" hardwood floors & quality carpet, spacious foyer, newer glass stairway rail, formal dining room, great room with newer gas FP, kitchen with walk in pantry, stone counters, tile backsplash, undercabinet lighting, Bosch dishwasher, breakfast bar, newer patio doors 2024 to private fenced yard, deck with pergola & hottub. Good size main floor laundry/mudroom with sink. 3 Main floor brs. 3rd br with double french doors ideal as den. Primary br with huge walk in closet & spa like ensuite remodel 2023 with heated floor & all new fixtures including soaker tub, glass shower & vanity with quartz top. Remod main bath (except 1 piece Fiat tub). Unspoiled basement with 6 large windows. Quality built on piles with steel beam. Oversize 22x22ft garage with floor drain, walls insulated & boarded. Underground sprinklers front & back. A must to see!



11 Sundog Drive , Winnipeg R3X 0K8
 MLS® #: **202615168** Area: **2K**
 Status: **A** DOM:
 Yr Blt/Age: **2018/** New Const: **No**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **194.45 M2/2,093 SF**

Price: **\$829,900**

OH July 7, 1-3pm - Welcome to Sage Creek! This spacious 2,093 sq ft two-storey home offers the perfect combination of space, comfort, and functionality with 4 bedrooms and 3 full bathrooms, including a rare main floor bedroom and full bathroom—ideal for guests, extended family, or home office. Thoughtfully designed for everyday living, the home features 3 separate living spaces, including a welcoming front sitting room, a bright open-concept family room with a cozy gas fireplace, and a versatile upstairs loft that's perfect for a playroom, media room, or additional lounge. You'll also enjoy 2 dining areas, making it easy to entertain or accommodate both formal and casual meals. Upstairs, two of the three bedrooms feature walk-in closets, including the spacious primary suite. The oversized garage offers plenty of room for vehicles, storage, and hobbies, while the fully fenced corner lot provides ample outdoor space for kids, pets, and entertaining. The unfinished basement features impressive 9' ceilings, offering endless possibilities to create additional living space tailored to your family. Located close to parks, walking trails, schools, shopping, and restaurants - this is a home you'll want to see.



335 Cherrywood Road , Winnipeg R3Y 0Z9
 MLS® #: **202615158** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2020/Older** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **205.78 M2/2,215 SF**

Price: **\$839,000**

Ss now, Offer As received, OH Sun 5th 3-5pm. Welcome to the ultimate family entertainer! This beautifully upgraded two-storey home offers 2,215 sqft of living space featuring 4 bedrooms, 3.5 bathrooms, a spacious loft, fully finished basement, and double attached insulated garage. The main floor showcases luxury vinyl plank flooring, quartz countertops, an oversized kitchen island, subway tile backsplash, under-cabinet lighting, ample pantry space, and upgraded windows that bring in an abundance of natural light. The living room is highlighted by a stunning tile entertainment wall with electric fireplace. Upstairs offers 3 generous bedrooms, a massive loft perfect for additional living space, and the convenience of second-floor laundry. The primary suite features a 5-piece ensuite and spacious walk-in closet. The fully finished basement includes an additional bedroom, den/office, 3-piece bath, and rec room with a second electric fireplace. Enjoy the fully fenced and landscaped backyard with a low-maintenance composite deck and direct access to the pathway between homes. Move-in ready and loaded with value — book your showing today!



103 Tej Bains Place , Winnipeg R3Y 2K5
 MLS® #: **202614941** Area: **1R**
 Status: **A** DOM:
 Yr Blt/Age: **2026/New - Never Lived In** New Const: **Yes**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **169.55 M2/1,825 SF**

Price: **\$859,900**

Brand new Avanti Custom Home on a prime LAKE VIEW lot in Bison Run! READY FOR QUICK POSSESSION! Front and back landscaping included! This impressive open to below two storey offers 4 bedrooms and 3 baths, (one main floor bedroom and full bath), with a bright, open-concept layout and 9' main floor ceilings. The chef-inspired kitchen features quartz countertops, upgraded cabinetry, and designer lighting, flowing seamlessly into the spacious living area highlighted by an electric fireplace with tile surround. The stunning exterior showcases textured acrylic stucco, horizontal siding, cultured stone with wood buildouts, black window frames, and a covered front entry. Step outside to the 18' x 10' composite deck with metal railing and deck skirting perfect for entertaining friends and family. Upstairs, the deluxe primary suite offers dual vanities and a tiled glass shower. Premium finishes and thoughtful details throughout make this home the perfect blend of style, comfort, and quality craftsmanship. Bison Run is home to newer schools including a K-8 middle school, grades 9-12 high school and the highly anticipated South Winnipeg Recreation Campus.



3051 Henderson Highway , Birds Hill R2E 0H9
 MLS® #: **202615337** Area: **3P**
 Status: **A** DOM:
 Yr Blt/Age: **1995/Older** New Const: **No**
 Beds: **5** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **266.63 M2/2,870 SF**

Price: **\$929,900**

Showings start July 2nd, 24 hrs notice needed. Offers anytime! Space to spread out, inside and out! This 2.57-acre estate lot is set among mature trees, with Bottomly Creek running along the front of the property — offering rare privacy just minutes from the Perimeter Highway. This custom-built home spans 2,870 sq ft across three finished levels, offering room for the whole family to live and grow. The main level features a bright, airy living room with vaulted ceilings, a family room with a gas fireplace, a formal dining room, laundry room, and a primary bedroom with a fully updated ensuite boasting dual vessel sinks, matte black fixtures, and a glass walk-in shower. Upstairs offers a large, versatile bonus space plus 2 additional bedrooms and a 4-piece bath. The finished lower level adds even more living space with a second gas fireplace, wet bar, rec room, 2 additional bedrooms (may not meet egress requirements), updated 3-piece bathroom, and surround sound wiring. Outside, enjoy an in-ground pool, patio, and a powered gazebo by the creek, plus a heated triple attached garage. HRV, central vac & underground sprinklers add everyday comfort and convenience.



645 Chrypko Drive , Winnipeg R2N 4E3
 MLS® #: **202615032** Area: **2M**
 Status: **A** DOM:
 Yr Blt/Age: **2004/Older** New Const: **No**
 Beds: **3** Baths: **F2/H0**
 Type: **Single Family Detached**
 Liv Ar: **173.54 M2/1,868 SF**

Price: **\$942,900**

SS June 30th, Offers as received. Beautifully appointed 1,868 sq. ft. Well Kept Modern home situated on a private 4.76-acre property in South St. Vital. Filled w/ natural light from the abundance of large windows, this stunning home features soaring vaulted ceilings. The thoughtfully designed layout offers 2 bedrooms on main floor, plus a versatile loft in the cab-over area—perfect for guests, a home office. The spacious primary includes a private ensuite & walk-in Closet. The open-concept living space is ideal for both everyday living and entertaining, featuring a large island, generous dining area, and inviting sitting room with patio doors leading to a beautiful covered pergola—an ideal place to relax and enjoy the peaceful surroundings. Outside, you'll find a meticulously maintained yard, a concrete pad leading to the dbl attached garage, and a second driveway providing ample space for trucks, recreational vehicles, or the future construction of a workshop. Built on piles and equipped w/ an efficient in-floor heating system, this home offers quality construction. Combining privacy, tranquility, and modern convenience, this is truly a dream property in an exceptional setting.



882 John Bruce Road E, Winnipeg R3X 1Y4
 MLS® #: **202615162** Area: **2J**
 Status: **A** DOM:
 Yr Blt/Age: **/** New Const: **Yes**
 Beds: **4** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **250.28 M2/2,694 SF**

Price: **\$949,000**

DISCOVER THIS STUNNING BRAND-NEW 2,694 SQ. FT. TWO-STORY HOME IN THE PRESTIGIOUS ROYALWOOD COMMUNITY, DESIGNED WITH LUXURY FINISHES, 9' CEILINGS ON ALL LEVELS & AN IMPRESSIVE 18' OPEN-TO-ABOVE LIVING AREA! This thoughtfully designed home offers 4 bedrooms above grade, including a main floor bedroom and full 4-piece bath—perfect for guests or multi-generational living. The open-concept layout features a spacious great room, elegant dining area, chef-inspired kitchen with quartz countertops, oversized island, and a fully equipped spice kitchen. Upstairs you'll find a versatile loft, convenient laundry room, two generous bedrooms, and a stunning primary retreat with a large walk-in closet and luxurious 5-piece ensuite. Quartz countertops continue throughout every bathroom, while durable laminate flooring extends across the main and upper levels. The staircase is finished with spindle railings and maple capping. A separate side entrance provides future basement suite potential. Complete with a double attached garage and close to parks, schools, shopping, and scenic walking trails, this exceptional home blends style, quality, and functionality. **AI RENDERS APPLIED. COMPLETION EST. 150 DAYS.**



90 Hofsted Drive , Winnipeg R3R 3Y1
 MLS® #: **202615415** Area: **1H**
 Status: **A** DOM:
 Yr Blt/Age: **2018/Older** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **219.62 M2/2,364 SF**

Price: **\$949,999**

Offers are Wednesday July 8, evening. Welcome to your own private retreat. Perfectly positioned on a premium south-facing lot backing onto a breathtaking forest, this exceptional two-storey home offers luxury, comfort, and privacy. The open-concept design is highlighted by soaring ceilings in the living room, expansive windows, and a stunning linear gas fireplace with a custom built-in entertainment feature. The gourmet kitchen impresses with a massive granite island, custom tile backsplash, walk-through pantry, and abundant cabinetry. A main floor den provides the perfect home office or flex room. Upstairs, a spacious loft overlooks the living room, while the primary suite offers peaceful forest views and a spa-inspired ensuite with a frameless glass shower and soaker tub. The fully finished lower level features a large recreation room, fourth bedroom, full bathroom, and a dedicated home theatre with the theatre setup included. Outside, enjoy a maintenance-free composite deck with seamless glass railings, a stone patio, and a spectacular backyard oasis backing onto nature. An exceptional home in a truly remarkable setting, perfect for family living and entertaining year-round.



7 Wild Iris Walk , Winnipeg R3X 0J9
 MLS® #: **202614912** Area: **2K**
 Status: **A** DOM:
 Yr Blt/Age: **2012/Older** New Const: **No**
 Beds: **6** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **232.91 M2/2,507 SF**

Price: **\$1,099,999**

Spectacular Home Masterpiece-across street from Lake-walking paths-Home has Roof Deck to BBQ +enjoy LakeView-very peacefull,one of finest property's in Sage Creek,amazing Deck @ Rear with Gazebo/Pergola Area,for privacy,Open Concept Home,Spectacular Kitchen + Family Area,Custom Cabinets,Huge Quartz Island Kitchen,Primary Bedroom is huge with Spa facsimile Ensuite,Beautiful Finished basement to chill + watch movies/sports and relax with Wet Bar Area, Rec Room and Bedrooms,This Home is for the Discerning Purchaser that Appreciates all the best things one of best streets in all of Sage Creek,Home has undergone massive amount of Reno's and upgrades/refreshes just recently on every level and Exterior,some of highlites are but not limited to are,driveway expanded with rebar to increase size and capacity to park 6 autos,garage insulated,Black Aluminum Gazebo in Rear Yard Deck Area.New Vinyl Plank Flooring in Lower Level,New Sump Pump,New Fireplace,New Vinyl Plank flooring-Main Level,Master Bedroom Ensuite Refreshed with Rainfall Shower,extensive list can be provided at request View it today You Will Be Wowed



127 Traverse Avenue , Winnipeg R2H 2G8
 MLS® #: **202614994** Area: **2B**
 Status: **A** DOM:
 Yr Blt/Age: **2025/Older** New Const: **No**
 Beds: **9** Baths: **F4/H2**
 Type: **Triplex**
 Liv Ar: **188.22 M2/2,026 SF**

Price: **\$1,150,000**

Exceptional 2025-built TRIPLEX in the heart of St. Boniface! This modern income property features three self-contained suites, including a basement suite, main floor suite, and second floor suite each offering 3 bedrooms and 2 bathrooms. Designed with open-concept living spaces, high-end finishes, stylish kitchens, quality flooring, and modern fixtures throughout. Fantastic opportunity for investors or owner-occupiers looking for strong rental potential in a highly desirable central location. Close to universities, schools, public transportation, downtown Winnipeg, St. Boniface Hospital, parks, restaurants, and everyday amenities. A rare newer-built multi-family property in one of Winnipeg's most established and convenient neighbourhoods.



52 Aspen Forest Point , Winnipeg R3Y 0B7Price: **\$1,175,000**

MLS® #: **202615152** Area: **1R**
Status: **A** DOM:
Yr Blt/Age: **2010/** New Const: **No**
Beds: **5** Baths: **F3/H1**
Type: **Single Family Detached**
Liv Ar: **228.45 M2/2,459 SF**

This beautiful home sits on a pie shaped lot that backs onto the Spectacular Bridgewater Forest and also has a Lake Side View! Serene Views All Year Long offering you a slice of peace, privacy and tranquility. This Amazing Home has an abundance of living space. FIVE Bedrooms 4 with W/I Closets. 3 .5 Baths including the ensuite which boasts your mini spa featuring a soaker/jet tub and separate glass/ tiled shower. Heated Porcelain Floors, Engineered Hardwood Floors, Maple Cabinets throughout, Quartz & Granite Countertops. An abundance of windows provide tons of natural light and compliments the many views of this beautiful forest like property. The main living area offers an entertainment center with gas fireplace. An additional room that can be used as an Office, Den, Playroom-you Choose.... The lower level is completely finished with an added wet bar and 4 piece bath. Tons of room for gathering, movie nights or game days. Large outside deck & Pergola to enjoy family gatherings or simply, just to relax. Enjoy the backyard living space with low maintenance garden while BBQing and playing croquet in this beautiful and natural landscape.



15 Fulsher Way , Headingley R3H 0C5
 MLS® #: **202615130** Area: **1W**
 Status: **A** DOM:
 Yr Blt/Age: **2026/New - Never Lived** New Const: **Yes**
 In
 Beds: **5** Baths: **F3/H0**
 Type: **Single Family Detached**
 Liv Ar: **213.77 M2/2,301 SF**

Price: **\$1,180,800**

Showings start now. Offers as received. Brand new & ready to move in! 68 foot wide "look out" lot in the newest luxury development Forest Grove Estates, Headingley, Mb. Total of 5 spacious bedrooms. Main floor bedroom & full bath, Primary bedroom with walk-in closet & luxurious spa like 5 piece ensuite on upper floor, 3 additional bedrooms, 4 piece bath & an upper floor laundry room with custom cabinetry. Luxury vinyl flooring throughout. The interior is finished with the highest standards in workmanship, custom cabinetry throughout with quartz counters & a large corner pantry with custom shelves. Triple pane windows, high efficiency furnace, AC, HRV, cement driveway & a show stopping exterior consisting of stone, acrylic stucco & custom siding. Oversized double car garage. Reinforced concrete walls, cast-in-place reinforced piles, 9 ft ceilings on main, 8 ft upper, 8'8 basement. Large deck ready to enjoy! This home is designed to flow effortlessly, meticulously planned & executed to offer you the finest in luxury living. Please see supplements for additional info. All appliances included! Plus 5 year New home warranty & 1 year builder. Book your showing today!



160 Saddleridge Lane , East St Paul R3W 1R1
 MLS® #: **202614462** Area: **3P**
 Status: **A** DOM:
 Yr Blt/Age: **2020/** New Const: **No**
 Beds: **4** Baths: **F3/H1**
 Type: **Single Family Detached**
 Liv Ar: **281.22 M2/3,027 SF**

Price: **\$1,290,000**

SS Now. Offers as received. Welcome to luxury living in East St. Paul. Nestled on a cul-de-sac and set on a pie-shaped lot, this stunning home offers over 3,000 sqft of refined living space—truly what a family home should be. High ceilings, huge windows, and exceptional attention to detail throughout create a bright and spacious feel. The main level also features a formal living area and a primary bedroom with a 4-piece en-suite, offering comfort and convenience. At the heart of the home is the eat-in kitchen, complemented by a fully equipped spice kitchen—ideal for passionate cooks and hosting in style. Upstairs, you'll find 3 generous bedrooms and a loft, including a luxurious primary suite with a private balcony, a spa-inspired ensuite w/ heated floors, along with a total of 3.5 bathrooms throughout the home. The unfinished basement offers endless potential—whether you envision a home theatre, gym, or additional bedrooms. With stunning curb appeal, an oversized double-attached garage, and a beautifully maintained landscaped yard, this home combines luxury, space, and opportunity in one exceptional package. A must-see!



1 Dunbar Crescent , Winnipeg R3P 0W6
 MLS® #: **202614923** Area: **1E**
 Status: **A** DOM:
 Yr Blt/Age: **1988/Older** New Const: **No**
 Beds: **3** Baths: **F5/H0**
 Type: **Single Family Detached**
 Liv Ar: **349.22 M2/3,759 SF**

Price: **\$1,395,000**

This architecturally designed home showcases soaring ceilings, dramatic walls of glass, custom millwork and curated design elements by Lloyd Seter, David Jones and Ken Heshka. Natural light pours through expansive windows, gorgeous Mirage white oak floors and striking entertaining spaces designed for both grand gatherings and everyday living. The dining room features custom built-ins and a Lloyd Seter dining suite, while the adjacent living room is anchored by a dramatic ribbon fireplace and soaring ceiling heights. At the heart of the home is a commercial-grade chef's kitchen equipped with professional cooking stations, double ovens, extensive preparation space and a butler's pantry—an exceptional setting for serious cooking and entertaining. A casual dining area overlooks the main floor family room. Enjoy the warm summer days in the sunroom overlooking the backyard. A stylish 3 pc. bath completes the main floor. The upper level offers a luxurious primary retreat with custom built-ins and a spa-inspired ensuite, 2 more bedrooms, den, 2 full baths, dressing room and laundry room. The lower level features 10-foot ceilings, addt'l family living space, a 3 pc. bath and 2 other rooms.



265 Campbell Street , Winnipeg R3N 1B4
 MLS® #: **202613735** Area: **1C**
 Status: **A** DOM:
 Yr Blt/Age: **2026/Under Construction** New Const: **Yes**
 Beds: **4** Baths: **F2/H1**
 Type: **Single Family Detached**
 Liv Ar: **193.33 M2/2,081 SF**

Price: **\$1,399,900**

Offers reviewed as received. Welcome to this exceptional 4-bed, 2.5-bath custom-built Daerwood Home, offering timeless design and uncompromising quality in the desirable North River Heights. Thoughtfully designed with 2,081 sq. ft. of luxurious living space, this home stands apart for its superior construction, including piles, an ICF foundation, and a wood structural floor. Professionally designed interiors showcase premium finishes throughout, including engineered hardwood flooring, custom oak and thermofoil cabinetry, quartz and porcelain countertops, a custom Robinson Lighting package, custom millwork, solid-core doors, and a stunning stone-veneer fireplace. The chef-inspired kitchen is complete with a premium LG Café Series appliance package, while the spa-like primary suite features heated floors and a custom tiled walk-in shower. The impressive exterior is finished with James Hardie siding, brick veneer accents, Durabuilt triple-pane windows, a composite rear deck with glass railings, professional landscaping, and a wood fence. Price includes land, GST, and a 5-year Blanket Home Warranty. Taxes to be reassessed. Photos for illustrative purposes only. Finishes subject to change. Inquire today!



57020 Murdock Road , Springfield R5T OH3
MLS® #: **202614516** Area: **2L**
Status: **A** DOM:
Yr Blt/Age: **2023/** New Const: **No**
Beds: **7** Baths: **F4/H0**
Type: **Single Family Detached**
Liv Ar: **246.19 M2/2,650 SF**

Price: **\$1,475,000**

SS July2- Experience luxury country living in this stunning custom blt bungalow on 4 acres. This home is detailed w/elegance, comfort & functionality. 7 bdrms & 4 full bathrms w/qrtz counters & stylish back splash finishes throughout. Step inside the grand foyer & be welcomed by 9' ceilings, lge windows, & tons of natural light. Beautifully designed LR/DR spaces perfect for entertaining. The chef inspired kitchen features high end appliances, premium finishes, & an add'l spice kitchen ideal for family gatherings & meal prep. Enjoy year round relaxation in the charming sunroom overlooking the property. 2 primary suites, each complete with their own ensuite creating the perfect retreat. FF bsmt expands the living space with 4 addt'l bdrms & a full bathrm for family & guests. Recroom & gym area as well. Outside the property is equally as impressive with an att triple car garage, 2 house entry ways & 3 front parking areas; one w/timed plug ins. Also an 11 camera security system, firepit area & fenced backyard. The deck off the sunroom leads to the grassed yard & a 30ft pad ready for a hot tub. West facing yard ideal for a pool too! Dream HOME!! Only minutes from the city! Must see! OH Sun, July 5th 1-4pm



546 Kingsway Avenue , Winnipeg R3N 0H1
MLS® #: **202614940** Area: **1C**
Status: **A** DOM:
Yr Blt/Age: **2015/** New Const: **No**
Beds: **3** Baths: **F2/H2**
Type: **Single Family Detached**
Liv Ar: **261.99 M2/2,820 SF**

Price: **\$1,499,000**

Showings begin now. Seller will review offer Thursday July 2/2026. Exceptional custom built home occupied by original owner with a long list of extras and upgrades not normally found in this area and price range. Over 2800 sq ft on two floors plus a fully finished lower level (which has 8 foot high ceilings and structural wood floor. Entire home and garage built on piles (piled every 8 ft on center) ICF foundation, all interior walls are insulated for superior noises cancellation between floors, 30 year rated fiberglass shingles, engineered hardwood floors, commercial high velocity heating system, triple pane fiberglass windows, solid maple trim, huge custom kitchen with natural gas stove and commercial range hood, 450 sq ft family room with double sided gas fireplace, large primary bedroom with walk in closet , 5 piece with soaker tub and private balcony, main floor office and laundry, heated structural garage floor with direct entry door into basement, plus far more unique upgrades too numerous to mention here. For a full list and a professional floor plan contact your Realtor for a tour of this remarkable property today. You need to see this one before making any decision...



11 Harvest Way , East St Paul R2E 0L5
 MLS® #: **202615139** Area: **3P**
 Status: **A** DOM:
 Yr Blt/Age: **2000/** New Const: **No**
 Beds: **5** Baths: **F4/H1**
 Type: **Single Family Detached**
 Liv Ar: **306.58 M2/3,300 SF**

Price: **\$1,599,900**

Showings start now with offers presented July 6th. Visit the site for all specs and the full video. Welcome to 11 Harvest Way, one of Pritchard Farm Properties' most iconic estate homes. Positioned at the end of a quiet bay on a spectacular creek walkout lot wrapped by mature trees and scenic walking paths, this extraordinary property delivers a lifestyle few homes can match. Offering approximately 3,300 sq ft, 4 bedrooms upstairs plus a 5th downstairs, this home was designed for exceptional living and unforgettable entertaining. The renovated chef's kitchen features quartz countertops, Sub-Zero refrigerator, Dacor gas cooktop and double wall ovens. The soaring great room, executive office with private loft, and beautifully finished lower level with custom bar, fireplace and games area continue to impress. Outside, experience your own private resort with multi-level decks, luxury pool, outdoor kitchen, fireplace, hot tub, sauna and firepit overlooking the creek. Completing this remarkable offering is a heated, insulated 4-car garage of nearly 1,200 sq ft, dual newer furnaces, dual A/C, tankless hot water and Gemstone lighting. A truly rare opportunity.



56 River Road , Winnipeg R2M 3Z2
 MLS® #: **202615171** Area: **2C**
 Status: **A** DOM:
 Yr Blt/Age: **1991/** New Const: **No**
 Beds: **5** Baths: **F4/H0**
 Type: **Single Family Detached**
 Liv Ar: **362.32 M2/3,900 SF**

Price: **\$2,000,000**

OFFERS PRESENTED July/8/26. Welcome to this remarkable riverfront property on prestigious River Road. Custom-built for its original owner and designed by architect Will Richards, this nearly 4,000 sq ft home sits on an almost one-acre lot with sweeping river views, a triple attached garage, and construction quality that was truly ahead of its time. The main floor features a beautiful kitchen with quartz counters, walk-in pantry, spacious eat-in area, formal living and dining rooms, family room with wood-burning fireplace, two-storey screened sunroom, main floor laundry, office/possible 5th bedroom, and a spacious family entry. Upstairs offers 4 generous bedrooms, including 2 with ensuites, plus a 5-piece bath and walk-in linen closet. The partially finished walkout basement offers high ceilings, oversized windows, rough-ins for a future bathroom, and incredible finishing potential. Built on commercial grade piles with steel beam construction and a structural wood subfloor basement, the home offers exceptional peace of mind and long-term value. Lovingly maintained with HE furnaces, updated sump pumps, shingles, gutter guards, flat roof membrane, rip rap, and more. A truly rare riverfront opportunity!

