Affordable Homes You Can OWN

Listing details provided by:

SHAWN SOMMERS, Realtor
Shawn Sommers Personal Real Estate Corporation
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CENTURY 21®
Carrie Realty

Homes You Can OWN With Monthly Payments From $499-$1999

- Homes available from ALL real estate companies in the greater Winnipeg area - just call **Shawn Sommers, your one-stop Realtor for details at 204-818-0707.**
- Monthly payment prices based on a min 5% down payment of purchase price, amortized (spread out) over a 30 year period. NOTE: payments are approximate & used as a guideline. Standard payments include principal loan amount, interest & lender insurer fees.
- Based on current 5 year variable interest rates and subject to change (enquire for details).
- All purchasers on mortgage applications subject to approved credit process. For more details, visit: **www.Mortgages.WinnipegHouseInfo.com**
- Help may be available via special programs for those on approved credit with little to NO downpayment. For details, visit: **www.HelpWithDownpayment.WinnipegHouseInfo.com**

Use the following numbers below as a guideline to give an approximate idea on monthly mortgage payments for properties that follow. Feel free to reach out any time with questions.

HOME PURCHASE PRICE	APPROXIMATE MONTHLY PAYMENT
$110,000-$155,000	$499-$701
$156,000-$200,000	$702-$899
$201,000-$250,000	$900-$1121
$251,000-$300,000	$1126-$1346
$301,000-$350,000	$1350-$1570
$351,000-$400,000	$1574-$1794
$401,000-$445,000	$1799-$1999

Homes Priced From

$110,000-$155,000

=

($499-$701/month)

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Residential Client Multi Photo (Small Print)

1317 Arlington Street , Winnipeg R2X 1S7

Price: **$104,000**

MLS® #:	**202607164**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1904/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**80.64 M2/868 SF**		

Turn-key investment property with long-term tenants willing to stay. Act now to get into the housing market at an affordable price point. Features a spacious upper-level primary/bonus space, plus a main floor bedroom and 4-piece bathroom. Homes at this price point don't last long.

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377 Alfred Avenue , Winnipeg R2W 1X7

Price: **$104,900**

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.

315 Austin Street , Winnipeg R2W 3N3 Price: **$104,900**

MLS® #:	**202604369**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**95.50 M2/1,028 SF**		

Showings start now. Offers anytime. Priced to sell. Great opportunity at 315 Austin St in Point Douglas for handymen, contractors, investors, or developers looking for their next project. This home features 2 spacious bedrooms and offers plenty of potential with the right vision and updates. With new development happening nearby and an improving neighbourhood, there may be future opportunities for redevelopment — buyers to do their own due diligence with the City regarding what may be possible. The property was previously rented for $1,400/month + utilities, offering potential to generate cash flow while planning renovations or future development. There may also be affordable housing partnership opportunities through provincial programs for those looking to explore them. Call today for more information or to book your showing.

1518 Catharine Avenue , Winnipeg R3E 1V8 Price: **$104,900**

MLS® #:	**202604368**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1923/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F0/H0**
Type:	**Single Family Detached**		
Liv Ar:	**86.21 M2/928 SF**		

Showings start now. Offers anytime. Priced to sell! Great opportunity at 1518 Catharine Ave in the Weston neighbourhood. Situated on a desirable corner lot with R2 zoning, this property offers potential for future redevelopment, with the possibility the City may support a multifamily project (buyer to do their own due diligence). The home features 3 bedrooms, 1 bathroom, and a partial basement, and with a little TLC could continue to serve as a solid revenue property. Currently rented for $1,300/month + utilities, it already cash flows, allowing investors to collect rent while exploring future development options. Call today for more information or to schedule your showing.

98 Hallet Street , Winnipeg R2W 3X1 Price: **$114,900**

MLS® #:	**202604365**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1887/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**126.16 M2/1,358 SF**		

Showings start now. Offers anytime. Priced to sell! Fantastic opportunity in the heart of Point Douglas! This charming home is currently rented for $1,350/month plus utilities, making it an ideal addition to any investment portfolio. Perfect for handy folks, contractors, first-time investors, or developers, this property offers excellent potential to build equity or continue earning steady rental income. The home needs the right vision, but offers a functional layout and solid potential for improvement. Located on a quiet street close to major routes, schools, parks, and public transit, this property provides both convenience and long-term upside. Don't miss out on this affordable opportunity—contact today for more details or to schedule your private showing!

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861 Redwood Avenue , Winnipeg R2X 0X5 Price: **$114,900**

MLS® #:	**202604346**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**87.33 M2/940 SF**		

Showings start now — offers anytime. 861 Redwood Ave is priced to sell and currently rented for $1,400/month + tenants pay all utilities, making it a great opportunity for investors looking to add to their portfolio. Offering 940 sq ft, the home features an eat-in kitchen, practical layout, and comfortable bedrooms. Conveniently located close to major bus routes and everyday amenities, and situated on a solid block, it also presents an affordable option for a first-time home buyer looking to enter the market. Call your agent today to book a private showing.

1315 Arlington Street , Winnipeg R2X 1S7

Price: **$115,999**

MLS® #:	**202605016**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1904/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**68.75 M2/740 SF**		

Fantastic deal, City requires this piece for the future development of the Arlington bridge and gives you a great opportunity to buy and keep renters in for mortgage pay down and flip too city when they require it, to move things along. Corner lot next door is available as well adding more future piece to the puzzle the city will need your piece to make the expansion happen, owner is related to licensed realtor and has interest in the property.

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179 Jarvis Avenue , Winnipeg R2W 3M6

Price: **$117,900**

MLS® #:	**202605978**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1901/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**111.48 M2/1,200 SF**		

rented for 1350 plus they pay the bills cash in while rates are steady and taxes are low here making this a cash cow 3 bd was duplex running as single family now no basement fenced yard

723 Selkirk Avenue , Winnipeg R2W 2N4

Price: **$119,000**

MLS® #:	**202603159**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**126.53 M2/1,362 SF**		

S.S Now, Offer Received Anytime. Please give 24 hours notice for showing. Tenants made significant damages, ideal for investors and builders fix and flip or first time home buyers. Do your own due diligence. High Efficiency gas furnace. Good opportunity for first-time home buyer or Kickstart your career as landlord. Two washrooms, one 4pc on the second floor, and one 1.5 piece on the main floor. Huge office space in back. Potential to furnish basement as its full height and can have separate entrance. Excellent busy street location with lots of convenience stores and bus stop right outside house. Note all measurements approximate +/- jogs. Potential to develop basement

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397 Aberdeen Avenue , Winnipeg R2W 1V5

Price: **$119,900**

MLS® #:	**202600345**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**77.48 M2/834 SF**		

Excellent rental or starter home. Rental income potential of $1300/month + tenant pays utilities. OR, OWN this as low as $545/month (based on $119,900 w/5% down at 4.19% over 30 years). Good cash flow. Straight, solid & in good condition. At 834 square feet - this home offers a spacious front entrance, large living room with dining area leading to a spacious eat-in kitchen with plenty of storage. The main floor also boasts a good sized primary bedroom, second bedroom, 4 piece bathroom and side entrance. The basement offers good storage area, laundry, and in good shape. Some recent updates include: shingles, electrical panel & wiring, plumbing, furnace, PVC windows, new kitchen cabinets/counters, flooring, hot water tank (2022), fence, and more. This home is situated on a good sized lot with rear driveway and single detached garage. Come have a look - great opportunity at this price. Check out the virtual 3D tour by clicking the multimedia buttons.

422 Salter Street , Winnipeg R2W 4M1

Price: **$120,000**

MLS® #:	**202612342**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**89.93 M2/968 SF**		

Looking for a great price to get into the market ? 422 Salter could be your perfect starter home or great opportunity to start/add to your investment portfolio! With 3 bedrooms, large eat in kitchen, 2 full bathrooms & a heated mudroom out the back this home really checks a lot of boxes. House is currently rented month to month with a great tenant for $1250/m + utilities. Upgrades include furnace 2023, water heater 2022, roof 2022, soffit facia & eaves 2023, windows 2022 & knob and tube removal. Located close to schools, parks, public transportation you don't want to miss out on a great deal. Book your appointment today!

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462 Boyd Avenue , Winnipeg R2W 1P6

Price: **$120,000**

MLS® #:	**202609697**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**128.21 M2/1,380 SF**		

Property sold 'as is' with no access to the dwelling. Offers must include the attached schedule. Apply for the $35,000. Provincial Government Grant to renovate. Good opportunity for a buyer either as principal residence or rental income. The property appears solid, some vinyl windows, hi-efficient furnace, updated electrical panel and laminate flooring. All utilities have been disconnected.

260 Aikins Street , Winnipeg R2W 4G6

Price: **$128,400**

MLS® #:	**202611182**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**105.35 M2/1,134 SF**		

Offers anytime! Are you looking for a solid investment? This two story home is currently rented for $1,398/month plus utilities with long term tenants. It features 4 good size bedrooms upstairs with a Juliet balcony off one bedroom and a 3 piece bath. On the main floor is a large living room with lots of space, dinning room, kitchen and 2 pc bath. Full basement with high def furnace. Great size yard for kids to play! Close to all levels of schools. Book your showing today!

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344 Magnus Avenue , Winnipeg R2W 2B8

Price: **$128,500**

MLS® #:	**202612529**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**114.27 M2/1,230 SF**		

Offer as Received! This solid 4 bedroom two-storey home is looking for its next owners! If you are an investor, this property is a no brainer. Current tenant paying $1,350/month plus utilities. As you enter the home, the living room on the main floor is spacious with a big bright window and stairs that lead to upstairs living space with 3 bedrooms and a full bath. From the living room - there is a large kitchen with dining area for a large family to enjoy and in the back - a very large master bedroom with a huge closet space. Unfinished basement and a detached garage provides extra storage space. Fully fenced property close to schools and all amentities! Book your showing today and make an offer!

462 Manitoba Avenue , Winnipeg R2W 2G5

Price: **$128,777**

MLS® #:	**202613525**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**115.01 M2/1,238 SF**		

Solid investment opportunity in Winnipeg's North End offering two self-contained suites with a combined income potential of $2,300/month. Suite 1 is a two-bedroom, one-bathroom main floor unit currently tenanted at $1,100/month — income in place from day one. The suite features a functional kitchen with ample cabinet space, a comfortable living area, and two well-sized bedrooms with good natural light. Suite 2 is a one-bedroom, one-bathroom upper unit featuring updated dark laminate flooring throughout, its own kitchen complete with appliances, and bright natural light from multiple windows. The upper unit has a cozy living area and a well-sized bedroom with treetop views. Suite 2 is vacant and ready for your tenant at market rent of $1,200/month. Both suites are self-contained with separate entrances. The basement provides washer and dryer hookups and off-street parking in the back. Located close to William Whyte School, major bus routes, and everyday shopping, this property sits in a high-demand rental pocket. City assessment at $164,000 — priced to move for investors looking for immediate cash flow with room to add value.

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325 Alfred Avenue , Winnipeg R2W 1X5

Price: **$129,000**

MLS® #:	**202608919**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1898/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**103.12 M2/1,110 SF**		

SHOWINGS START NOW OFFERS AS RECEIVED !Main flr features huge LR, formal DR, updated kitchen, main fl laundry & half bath. upstairs has 2 br + the coolest 4 piece bath ever. Full basement, upgraded electrical & plumbing & large backyard w/dual operating pivot gate.

466 Alfred Avenue , Winnipeg R2W 1Y1

Price: **$129,300**

MLS® #:	**202611647**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**118.92 M2/1,280 SF**		

Offers as Received! Calling all investors! Centrally located single family 4 Bedroom 2 Bath home with full basement. Situated west of Salter in high demand housing area! Current tenant paying $1,800/month. Will be vacant on possession. Close to all levels of schools, shopping, public transit and more. Nearby parks include Aberdeen Tot Lot, Alfred Tot Lot, and the Pritchard Playground. Book a showing and make an offer today!

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638 Toronto Street , Winnipeg R3E 1Z5

Price: **$129,900**

MLS® #:	**202614405**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**124.12 M2/1,336 SF**		

Showings start now. Calling all investors, renovators, and handy buyers! Opportunity awaits at 638 Toronto Street in Winnipeg's Daniel McIntyre neighbourhood. This 1,336 sq. ft. two-storey home offers 5 bedrooms, 1 full bathroom, spacious principal rooms, and an unfinished basement ready for future development. Situated on a fenced lot with convenient back lane access, this property presents excellent potential for those looking to renovate, add value, or create a long-term investment. The home requires updating and is being sold in "as is, where is" condition. Bring your ideas and vision to unlock the possibilities this property has to offer. Home has 100 amp service, HEF furnace and Electric Water Tank.

859 Boyd Avenue , Winnipeg R2X 0Z5

Price: **$134,900**

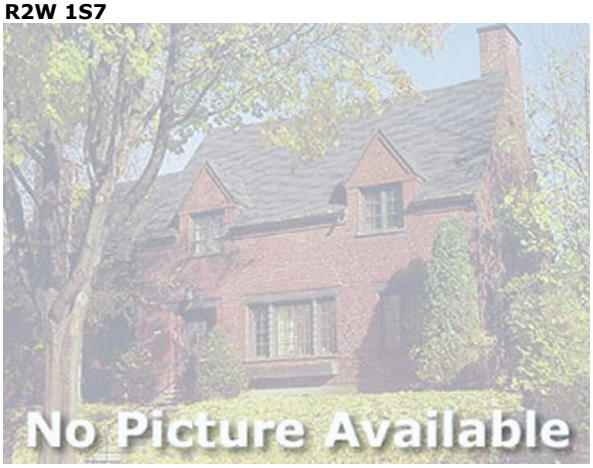
MLS® #:	**202615524**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**89.56 M2/964 SF**		

S/S now, Offers as received. measurement +- jogs. Are you looking to become a landlord and expand your real estate portfolio then do not look further. This 3 beds and 1 bath home is located West of Arlington. Long term tenant, willing to stay, pays $1100 a month + utilities. "House sold as is where" is please state in the offer.

495 Redwood Avenue , Winnipeg R2W 1S7

Price: **$134,900**

MLS® #:	**202615519**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1903/**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**105.44 M2/1,135 SF**		



Showings start now. Offers as received. Welcome to this renovated two-storey home offering 3 bedrooms and 2 full bathrooms in North End. This property has been fully updated throughout, featuring new flooring, windows, furnace, hot water tank and more. The main level offers a bright and spacious open concept living and dining area and a spacious kitchen. One bedroom is conveniently located on the main floor as well as a full bathroom and hook up for washer and dryer. Upstairs you will find two bedrooms and a renovated full bathroom. The unfinished lower level provides additional storage space. Conveniently located close to schools, public transit, and shopping. This property is ideal for investors looking to grow their rental portfolio. Turnkey investment opportunity!

431 Pritchard Avenue , Winnipeg R2W 2J8

Price: **$134,900**

MLS® #:	**202608332**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1885/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**108.60 M2/1,169 SF**		

Offers as received. Great starter home! 4 bedroom, 2 bathroom! Home has a lot of potential. HE Furnace, upgraded electrical, shingles, most windows. Good full basement and good sized yard. Low Taxes. Needs TLC but good value.

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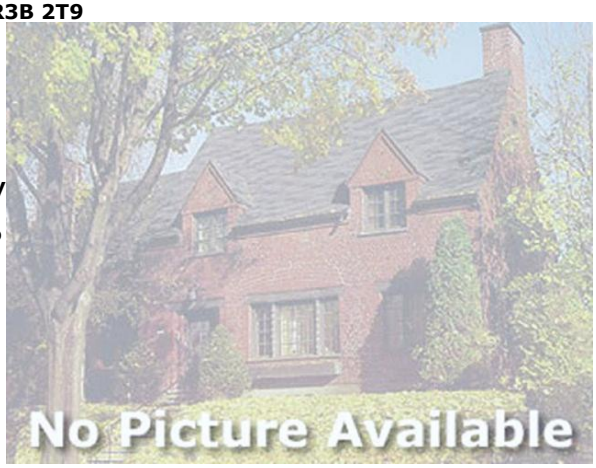
651 Langside Street , Winnipeg R3B 2T9

Price: **$134,999**

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**		



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. finshed 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.

535 MANITOBA Avenue , Winnipeg R2W 2G9

Price: **$136,000**

MLS® #:	**202612394**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**60.57 M2/652 SF**		

Calling all Investors!!! Great Opportunity!!! This upgraded 652 square foot renovated bungalow featuring 2 spacious bedrooms, 1 bathroom is perfect for new investors or first time home buyers. This fantastic upgraded home is nestled on a huge 33 X 107 fenced lot was previously rented for $1317.00 a month with the tenant paying all the utilities. Amazing opportunity!! Located close to amenities. Call today for more information. Quick Possession

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469 Martin Avenue , Winnipeg R2L 0C2

Price: **$137,000**

MLS® #:	**202615435**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1908/Older**	New Const:	**No**
Beds:	**1**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**48.31 M2/520 SF**		

NO BIDDING WARS! OFFERS AS RECEIVED! Welcome to this charming bungalow in the heart of Elmwood! Offering 520 sq ft of thoughtfully designed living space, this super cute home is the perfect opportunity for first-time buyers, downsizers, or anyone looking for an affordable alternative to renting. Step inside to a bright and inviting layout featuring a cozy living area, an updated kitchen with modern finishes plus stainless steel appliances and smart use of space. The home offers 1 comfortable bedroom and a full 4-piece bathroom, making it both functional and easy to maintain - also featuring main floor laundry for your convenience. Recent upgrades throughout provide peace of mind, while the exterior offers great curb appeal and room to enjoy the outdoors in a fenced backyard. Whether you're starting out, simplifying your lifestyle, or adding to your investment portfolio, this home is perfect for you! Located in a convenient neighbourhood close to schools, parks, shopping, and just minutes from downtown Winnipeg—this is small-space living at its finest. Don't miss your chance to own this adorable and affordable gem!

673 Toronto Street , Winnipeg R3E 1Z4 Price: **$139,000**

MLS® #:	**202607002**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1906/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**106.84 M2/1,150 SF**		

Welcome to this charming 1,150 sq.ft. 3 bedrooms and 2 bath home! This property is well-suited for families, first-time buyers, or investors looking for a versatile rental opportunity. The main floor features a living area, a functional kitchen, and a bathroom. Bathroom completed in 2021. One of the rooms on the main floor provides the option to easily be opened up and converted into an expanded living room, offering flexibility to suit your lifestyle. Upstairs, you'll find additional bedrooms that are perfect for children, guests, or home office space. Upgrades include a new furnace and hot water tank (2022) and fresh paint throughout portions of the home in 2023. Outside, enjoy a welcoming front porch and a fully fenced yard, ideal for kids, pets, and outdoor gatherings. Convenient back lane access with a parking pad provides plenty of off-street parking. Located close to schools, shopping, and many amenities, this home is in a prime spot for both convenience and community. Whether you're searching for a rental property, a starter home, or a place to settle in with your family, this home has incredible potential. Don't miss your chance to make it yours — book a showing today!

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639 Alfred Avenue , Winnipeg R2W 1Y6 Price: **$139,500**

MLS® #:	**202611188**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**92.44 M2/995 SF**		

Offers anytime! Currently tenanted with great tenants paying $1,100 plus utilities (month to month). This house offers 3 bedrooms, 1 bath, unfinished basement and fenced yard. Great location directly across a school and close to Mcgregor Street. Quick mart located on the corner offering great convenience to tenants. Call today and invest into this great property.

383 Pacific Avenue , Winnipeg R3A 0M2

Price: **$139,555**

MLS® #:	**202614467**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1882/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**60.39 M2/650 SF**		

Offers presented as received. Calling all first time home owners and property investors! 383 Pacific Avenue is an affordable starter home or even the perfect rental property. Turn the key and move right on in! Why rent when you can own this 2 bedroom open-concept home? This home has been completely updated with newer siding, windows, hot water tank installed in 2019 and upgraded eve trough 2022. Other updates are, a high efficiency furnace and central a/c in 2020. Walk past a raised garden to the home where inside you will see the beautiful laminate floor, interior doors, updated bathroom, and Whirlpool washer and dryer. Walk in to the fully upgraded kitchen that features an abundance of natural light and a Amana fridge and stove purchased 2019. Affordable living with extremely low utility costs. Located near downtown, HSC, schools, parks and so much more.

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508 Cathedral Avenue , Winnipeg R2W 0Y3

Price: **$139,900**

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**		

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 propertyl.

231 Austin Street N, Winnipeg R2W 3M8 Price: **$139,900**

MLS® #:	**202613777**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1894**/	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**119.38 M2/1,285 SF**		

Large two storey home with four bedrooms perfect for your family. Opportunity knocks to become a home owner for only $139,900. This home has been fully upgraded with new kitchen, new bathrooms on the main level and upstairs. High efficiency electric furnace and hot water tank with fully insulated basement. New perfectly detailed flooring throughout the home. Main floor laundry allows for easy access. Fully fenced yard with private patio.This home is move in ready. ASK ABOUT FINANCING OPTIONS.

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356 Burrows Avenue , Winnipeg R2W 1Y4 Price: **$139,900**

MLS® #:	**202613117**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**139.35 M2/1,500 SF**		

NEW LISTING ALERT ....OFFERS ANYTIME, single family home 2 story 1 bed and bath on main floor, with four bedrooms and bath on second floor, full basement stove washer dryer included. upgraded furnace HE 2 yrs old and 100 amp service no knob and tube.

431 Tweed Avenue , Winnipeg R2L 0W1

Price: **$139,900**

MLS® #:	**202609511**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**107.02 M2/1,152 SF**		

Opportunity for Investors/Renovators! 1,152 sq ft, 1+34 Storey on 2,761 sq ft Lot on quiet street close to Schools, Community Centre, Transit .... 4 Bedrooms 2 Full Baths, 3/4 basement, garage, low-maintenance Vinyl Siding. Upgraded HE furnace, Electric Water Heater, Central a/c, Electrical Service and some plumbing. Appliances included. Don't miss this one .....

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547 Sherbrook Street , Winnipeg R3B 2W9

Price: **$139,900**

MLS® #:	**202604340**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1893/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**116.96 M2/1,259 SF**		

Showings start now. Offers anytime. Priced to sell! Fantastic duplex opportunity in a convenient and desirable location. The lower unit features 1 bedroom and 1 bathroom, currently rented for $800/month + hydro. The upper unit offers 4 bedrooms and 1 bathroom, rented for $1,200/month + hydro. Situated on a deep lot with a large backyard and ample parking, this property offers great outdoor space for tenants or future owners. Located steps from public transit and within walking distance to schools, community centres, parks, and shopping, it's an easy rental in a high-demand area. Perfect for investors seeking steady returns or buyers looking to live in one unit while the other helps pay down the mortgage. Strong rental potential in a well-established neighbourhood. Call your agent today to book a private showing.

453 Aberdeen Avenue , Winnipeg R2W 1V8 Price: **$139,999**

MLS® #:	**202612396**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**91.97 M2/990 SF**		

Offers as received. Welcome to this charming 1½-storey home in Winnipeg's North End! Offering 4 bedrooms and 1 full bathroom, this property provides plenty of space for families, first-time buyers, or investors looking to add to their portfolio. The versatile layout offers room for growing families, home offices, or guest accommodations. Conveniently located near schools, parks, shopping, public transit, and other amenities, this home combines comfort, functionality, and value. Whether you're looking for a place to call home or an investment opportunity, this property is one you won't want to miss!

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639 Manitoba Avenue , Winnipeg R2W 2H1 Price: **$140,000**

MLS® #:	**202614048**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**111.11 M2/1,196 SF**		

Excellent opportunity to own this affordable money maker !!! Duplex Newer flooring and kitchens. Newer shingles. Was rented for $2400 + utilities mo.

287 Boyd Avenue , Winnipeg R2W 1N8 Price: **$145,900**

MLS® #:	**202612041**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**138.43 M2/1,490 SF**		

SS Now, Offers as received. Welcome to 287 Boyd Ave — a spacious 1,490 sqft home offering incredible potential for multi-generational living or an income-producing setup. The main floor features a bright kitchen, generous living and family rooms, a bedroom, and a full 4-piece bath. Upstairs offers two additional bedrooms, a rec room, a 3-piece bath, and a convenient second kitchen setup with cabinets, counters, and a sink (stove not included). With flexible spaces and a layout ideal for extended families or rental possibilities, this home is perfect for those looking to build equity. An affordable opportunity to get into the market and customize to your needs.

1464 Lincoln Avenue , Winnipeg R3E 0Y7 Price: **$149,000**

MLS® #:	**202612076**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1928/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.42 M2/801 SF**		

S/S now. Offers presented anytime. Welcome to this charming handyman special, a perfect canvas for investors or first-time home buyers ready to build some sweat equity. This 2 bedrooms, 1 bath home offers a unique bowling alley-style open layout concept with kitchen, dining, and living room all flowing together seamlessly. While the home needs some TLC and upgrades, the potential is huge. Bring your vision, and turn this gem into a dream space.

290 Manitoba Avenue , Winnipeg R2W 2V2 Price: **$149,900**

MLS® #:	**202613422**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1936/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**117.99 M2/1,270 SF**		

OPPORTUNITY KNOCKS! Renovated 3 bedroom, completely remodeled bungalow with full, high, solid concrete basement ready to develop. Older style rec room area, hi-efficiency furnace, HWT ('24), windows ('25), roof ('21). Maintenance free exterior, fenced. Fantastic, totally remodeled open, modern, spacious interior with large eat-in kitchen, new appliances ('25), formal dining room opens to huge living room. C/air ('25), wide high end vinyl plank flooring ('25). Excellent value. Across from the park. Priced to sell.

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492 Flora Avenue , Winnipeg R2W 2S1 Price: **$150,000**

MLS® #:	**202605764**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1902/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**133.78 M2/1,440 SF**		

Fully refreshed property, ready to rent or move in immediately. Previously used as a duplex, but currently set up as a single family home that could easily be converted back with a little work. On the second floor there are 2 bedrooms, 3-piece bathroom, kitchen and a flex space beside which could be used for additional sleeping area or hangout area. The main floor has another large bedroom, 4-piece bath, living room and a kitchen. The basement was partially developed prior but would need some work to be used, could easily be updated to add an additional bedroom for those wanting to maximize rental ability, with plumbing in place already for another bathroom and kitchen. Electrical and plumbing on property has been updated, with newer PVC windows as well. This is a fantastic entry level property for families or for the savvy investor that wants to see month over month profit with little work to do. Owner has never lived on property, to be sold "As-is, where-is".

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

Homes Priced From

$156,000-$200,000

=

($702-$899/month)

Listing details provided by:

SHAWN SOMMERS, Realtor
Shawn Sommers Personal Real Estate Corporation
204.818.0707 - talk/text
www.ShawnSommers.com
email: shawn@shawnsommers.com

CENTURY 21®
Carrie Realty

Residential Client Multi Photo (Small Print)

434 Pritchard Avenue , Winnipeg R2W 2J7 Price: **$154,000**

MLS® #:	**202607142**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**102.19 M2/1,100 SF**		

Start building equity today! This 3 bedroom, 2 bathroom home offers a bright and spacious dine-in kitchen, some fresh paint, and new solid pine interior doors. Updated flooring, fencing, R60 insulation, hot water tank (2025), newer plumbing, high efficient furnace, low maintenance exterior. Convenient main floor laundry, appliances included, and a detached garage. Affordable payments and centrally located. A great starter or investment property!

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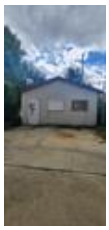
330 Riverton Avenue , Winnipeg R2L 0N4 Price: **$154,900**

MLS® #:	**202613803**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1922**/**Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**78.13 M2/841 SF**		

Offers Anytime. Attention investors, builders, and renovators! This 2-bedroom, 1-bathroom home with a double detached garage presents an excellent opportunity to add value. Situated on a desirable lot, the property offers strong potential for redevelopment, renovation, or a future investment project. The home requires TLC and is being sold as is. Please note that there is currently no access to the interior of the property, and all information is based on available records. Buyers are advised to conduct their own due diligence regarding the property's condition and development potential. Measurements are +/- jogs



404 Hampton Street , Winnipeg R3J 1P8

Price: **$154,900**

MLS® #:	**202613349**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**50.17 M2/540 SF**		

Attention 1st time buyers or Investors, Great Location and Great Value. Very Low Operating bills, Loads of Upgrades done in 2006, Insulation, Windows, 200 amp Electrical, Plumbing, Roof in approx. 2019, Kitchen, Bath, Flooring and More. Great floor plan, Super Neighborhood, Large Parking Area, Huge Storage Shed. Long Time Owner, Don't miss out, Call your agent today for your private viewing.

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711 Victor Street , Winnipeg R3E 1Y4

Price: **$154,900**

MLS® #:	**202609100**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**107.02 M2/1,152 SF**		

Showing Starts Now. Offers anytime. Investor? First-time homebuyer? Looking for potential in a central location? Welcome to 711 Victor Ave. Offering over 1,000 sq. ft. of living space, this solid home features 4 beds, 1 full bath and a functional layout with endless possibilities. Whether you are looking to flip, renovate, rent out or move in and make it your own - the opportunity is undeniable. Close to HSC, downtown, transit, parks and everyday amenities, this home has a strong investment potential. This could be your next project! Vacant possession is possible. Excellent opportunity to add value and build quick equity. Contact your realtor to book your showing today!

420 Brooklyn Street , Winnipeg R3J 1M6 Price: **$157,500**

MLS® #:	**202611210**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1918/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**59.46 M2/640 SF**		

PRICE IMPROVEMENT!! $5K OFF!! OFFERS ANYTIME! Calling all investors, builders, and renovators — this property offers incredible potential in a prime St. James location, close to schools, shopping, public transportation, and Polo Park. Whether you're looking for your next project, redevelopment opportunity, or land investment, this property presents excellent value with plenty of upside potential. Property sold as-is, where-is. Per the City, development of up to a 4-unit residential dwelling may be possible under Schedule "A/C" of the zoning by-law. Buyers to conduct their own due diligence regarding development possibilities and approvals.

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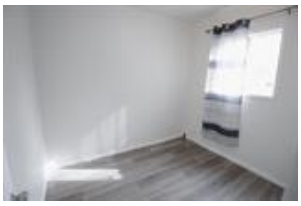
282 Toronto Street , Winnipeg R3G 1S2 Price: **$157,900**

MLS® #:	**202605342**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**110.46 M2/1,189 SF**		

Turn-Key Investment or Move-In Ready Home with Income Potential. Zoned R2! Very Low Property Taxes! Recently renovated in 2021-2024 with newer roof, vinyl plank flooring, furnace, HWT, some windows this solid 5BR 1BATH 1,189 sq. ft. one and a half storey residence offers exceptional value in today's market. The main level features a bright living area, a functional kitchen, three bedrooms, mudroom, laundry room and a full 4-piece bathroom. The upper level provides two additional well-appointed bedrooms. Meticulously maintained and fully fenced, this property serves as a perfect investment. Currently generating $1,900/month plus utilities with excellent tenants who are willing to remain. Call today to schedule a showing to see this terrific starter home or investment property in great location close to shopping, bus and many other amenities.



362 Magnus Avenue , Winnipeg R3T 3J3 Price: **$158,000**

MLS® #:	**202613492**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1903/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**59.92 M2/645 SF**		

SS Now, offer as received! Fully Renovated 3-Bedroom Home – Only $158,000 – Great for Living or Investment This 3-bedroom, 1-bathroom home was completely renovated in 2023 and is move-in ready. It features brand new electrical, plumbing, flooring, fresh paint inside and out, a new roof, and a new hot water tank. The kitchen and bathroom have been fully updated, and the home comes with a refrigerator, washer, and dryer. Outside, you'll find a new detached garage, a storage shed, fresh paving, a new backyard gazebo, and steel fencing all around. There's also on-site parking, new concrete steps, and a backdoor roof cover. Security is in place with six cameras and outdoor lighting. Currently, the home is rented month-to-month with $1,500 in rental income, making it a great option for investors or buyers looking for flexibility. This is a rare chance to own a fully updated home with solid income potential. Don't miss it!

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947 Pritchard Avenue , Winnipeg R2X 0E9 Price: **$159,900**

MLS® #:	**202612947**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**67.26 M2/724 SF**		

Start showings now. Offers as received. Excellent opportunity for the first time buyer or to add to rental portfolio. Welcome home to this cozy bungalow in Burrows Central. 724 sqft . 2 bedrooms & 1 full washroom. Single detached garage with ample storage. Some upgrades include: Shingles(2009), Garage shingles(2014), Furnace (2016), HWT (2018), Additional insulation(2019). Close to schools, shopping, transit and many other amenities. Don't miss this one. book your showing today!

449 Salter Street , Winnipeg R2W 4M3 Price: **$159,900**

MLS® #:	**202612361**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1902/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**77.85 M2/838 SF**		

Offers as received. This 3 bedroom bungalow presents an affordable entry point into the market, making it an excellent opportunity for first time homebuyers or investors. The property features a functional layout with three bedrooms, a living room, a kitchen, and a full main floor bathroom. Key updates include an updated furnace, hot water tank, and new shingles. Outside, the property offers a fully fenced yard and a large rear parking area with space for up to 3 cars. Conveniently located within walking distance to local schools and multiple bus stops. Schedule your viewing today.

1054 College Avenue , Winnipeg R2X 1B5 Price: **$159,900**

MLS® #:	**202611978**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.22 M2/702 SF**		

SS NOW. *OFFERS AS RECEIVED* Located on a quiet street, this cute bungalow is perfect for first time home buyers or to add to your investment portfolio. Situated on a large corner lot right across from a playground and a park for you and your family to enjoy. This home features 2 bedroom, 1 full bath, eat-in kitchen, and a single detached garage. Tons of yard space to utilize during the warmer months. Some upgrades include: shingles (2025), tripane windows (2024), new HE Furnace (June 2026), new Fridge and stove (June 2026), newer laminate floor, updated washroom, and freshly painted. Located close to major bus routes, Young's Market, Shoppers, and other major amenities. Call now to book your private viewing!

364 Anderson Avenue , Winnipeg R2C 1E7 Price: **$159,900**

MLS® #:	**202609901**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.28 M2/918 SF**		

Showing Start May 9, 2026. Offers as received. Allow 24 + or - notice to show as tenanted. Note tenants will be there when showings occur please be advised. "SOLD AS IS" Attention families & investors! Discover the potential in this charming 918 sq. ft. (plus or minus jogs) bungalow on a fenced corner lot. This home features 3 bedrooms, 1 bathroom, a bright living room with a large picture window, and a functional eat-in kitchen. The finished basement offers flexible space with a rec room and office area. Enjoy the convenience of a single detached garage. A fantastic opportunity to add your personal touch and build equity.

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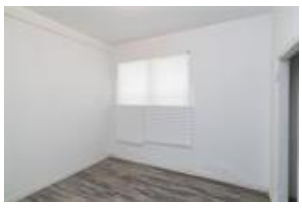
746 Boyd Avenue , Winnipeg R2W 1R7 Price: **$159,900**

MLS® #:	**202607653**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**58.53 M2/630 SF**		

S/S Now - Offers anytime!! Located on a great block between Parr and Arlington! This is the perfect starter home or investment opportunity! This amazing 2 bedroom, 1 bath home, is perfect for first-time buyers or smart investors.It has been completely refreshed throughout and the unfinished basement is clean and ready for development, possibility for a basement suite to add value. There is excellent potential for a third bedroom, home office, or a finished rec room.The main floor is open-concept, living and dining area, an updated kitchen with newer cabinetry.Both bedrooms are a good size.Recent upgrades include newer shingles, windows, an updated electrical panel, modern flooring, and refreshed kitchen and bathroom finishes. Move-in ready and full of potential.Call today to book your private showing!



549 Sherbrook Street , Winnipeg R3B 2W9 Price: **$159,900**

MLS® #:	**202605729**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1903/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**103.68 M2/1,116 SF**		

Ss now. Offers as received.Welcome to this beautifully renovated 3-bedroom, one bath home offering approximately 1,116 sq ft of comfortable living space. Conveniently located close to parks, schools, shopping centres, and public transportation, this property is perfect for families or first-time buyers. The main floor features a bright and functional layout with one spacious bedroom, while the upper level offers two additional bedrooms plus a versatile den—ideal for a home office or play area. Recent updates enhance both style and functionality throughout. Dimensions are +/- jogs. A fantastic opportunity to own a move-in ready home in a desirable location!

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278 Salter Street , Winnipeg R2W 4K9 Price: **$159,900**

MLS® #:	**202606974**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.56 M2/921 SF**		

Showing starts now! Offers presented as received. Great buy for investors and first time home buyers. Comes with fresh coat of paint & high efficiency furnace (2026), many upgrades less than 5 years include flooring, windows, front door, HWT & HRV unit. Plumbing and electric wiring changed according to the city code and roof Shingles in 2020. House will be rented for $1,800 from May 1st 2026. All measurements +/- jogs.

636 AGNES Street , Winnipeg R3E 1X7

Price: **$159,900**

MLS® #:	**202604698**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1940/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.13 M2/701 SF**		

SS NOW. OFFER PRESENTING AS RECEIVED. WELL PRICED HOME - FOR HANDYMAN SPECIAL. THIS SOLID TOTAL 3BR BUNG IN THE WESTEND. LARGE LIVING RM WITH BEAUTIFUL HWF. GOOD SIDE EAT-IN KITCHEN. 2 FULL BATH RMS. FULL BSMT WITH PARTIALLY FINISHED. UPGRADED WINDOWS, FURNACE, HWT & ELECTRICAL BREAKER. PRIVATE SUNDECK LEADS TO SINGLE GARAGE WITH CARPORT FOR EXTRA PARKING SPACE. HOT DEAL FOR THE INVESTORS & BARGAIN HUNTERS. ASKING PRICE IS OPEN TO OFFER !!

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950 Manitoba Street , Winnipeg R2X 0K1

Price: **$164,900**

MLS® #:	**202611579**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Not Known**	New Const:	**No**
Beds:	**0**	Baths:	**F0/H0**
Type:	**Single Family Detached**		
Liv Ar:	**127.09 M2/1,368 SF**		

SS Now. Please leave offers open for 24 hours. INVESTMENT OPPORTUNITY – TWO BUILDINGS ON ONE TITLE! Rare chance to own a corner lot property featuring both a commercial building and a residential building on the same title! Endless potential for investors, business owners, or developers looking for their next project. Both buildings have been completely gutted to the studs and are ready for redevelopment. No electricity is currently connected, offering a clean slate to design and renovate exactly to your vision. Whether you're thinking mixed-use, rental income, retail space, offices, or a live/work setup — the possibilities are endless. Excellent corner lot location with great visibility and future potential. Bring your imagination and turn this property into something truly special! Call today for more information or to book your private showing!

88 Hallet Street , Winnipeg R2W 3L5

Price: **$165,000**

MLS® #:	**202610634**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1888/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**108.79 M2/1,171 SF**		

Open House Sun, June 21 from 12-2pm. Offers presented the eve they are received. Welcome to THE POINT (North Pt Douglas)! This established neighbourhood has something for everyone and the neighbours to 88 Hallet are fantastic. Built in the boom of 1888, this 1 3/4 home has a great layout, lots of light and keeps everyone cozy in the upstairs 3 BRs. The fenced yard is great for this owners' small dog and plays host to outdoor summer hangs and gardening. If you have 2 vehicles, fret not. We offer a DT1 garage and also a plug-in parking pad. Are you a weekend DiYer? Great, because there is a back uninsulated porch to store all things garden/tool/yard-related. The full basement has been previously insulated with spray foam and is perfect for storage and houses the old, but working washer and dryer. Other prev updates are paint, shingles, windows, kitchen, bathroom & HE Furnace. (pre-2021). Bus routes, close to Michaëlle Jean Park and a 5 minute drive to The Exchange District for concerts, festivals, bars and The Cube and shops. Alarm can be included ($33/mth) or transferred by seller. Washer and stove work, but sold "as is". Measurements and square footage +/minus jogs.

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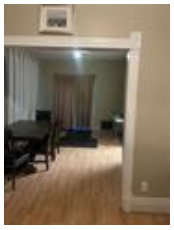
441 Agnes Street , Winnipeg R3G 1N5

Price: **$165,000**

MLS® #:	**202601101**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**114.08 M2/1,228 SF**		

Excellent opportunity awaits! This large 3 Bedroom home . These renovations would include an updated 200 Amp electrical service(2012)windows(2012), roof, shingles, eaves, soffits(2012-2013) lighting(2012) and kitchen (2012) and an electric forced air furnace(2012). This home has plenty of character, lots of natural light and a very functional layout. Outside you have a large backyard with enclosed parking for up to 6 cars(rolling gate & fence) This home is in a very convenient location, close to Downtown, HSC, University of Winnipeg, schools and public transit routes. For a great price you're getting what can be an excellent, move-in ready starter home or excellent investment property. Call today before she's gone!



440 McGee Street , Winnipeg R3G 1M9

Price: **$169,000**

MLS® #:	**202608991**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

Rental for 5 years! Ideal for Investment/rental property, flip or clean up and move in (needs some paint, kitchen flooring, etc, or it can be move in ready and painted/fixed up by the owner after recent rental turnover). Can be purchased vacant or with tenant at $1,750 a month plus utilities (20% down, 4% mortgage (on $175,000 less the 20%), and covering property taxes and insurance, self managing, you should cashflow approx. $650 a month). Holding some cashflow for repairs and maintenance.....you will also get nice yearly mortgage pay-down of approx. $3,500 a year per year over first 5 years.... 3 bedroom and 1 bath, and over 1,040 square foot of living (basement is simply for mechanical/storage (not liveable). Home was gutted and redone pretty much top to bottom in 2005: Plumbing, electrical, fixtures, kitchen, bathroom, insulation, windows, doors, roof (also 2015 or so), exterior, landscaping, drywall, paint and flooring. All measurements plus/minus jogs. Seller has an interest in the property. Appraised at $190,000approx. 4 years ago. Owner selling for a larger opportunity.

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958 Redwood Avenue , Winnipeg R2X 0X8

Price: **$169,444**

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**		

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)!

481 Mountain Avenue , Winnipeg R2W 1K6

Price: **$169,900**

MLS® #:	**202614933**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**65.96 M2/710 SF**		

SUPER CONVENIENT LOCATION MOVE RIGHT IN SUPER SOLID COZY 3 BEDROOM BUNGALOW WITH A FULL BASEMENT.ATTACHED GARAGE WITH BACK LANE ACCESS AND FENCED YARD.LIVINGROOM DINING ROOM COMBO WITH EATIN KITCHEN.FULL BASEMENT HAS 2 MORE ROOMS AND A SMALL RECROOM PLUS A 2 PIECE BATHROOM.UPGRADED KITCHEN AND MAIN FLOOR BATHROOM ALSO APPROX 5 YEAR OLD FURNACE AND 8 YEAR OLD SHINGLES .MAKES A GREAT STARTER HOME OR RENTAL INVESTMENT.

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257 Nora Street , Winnipeg R3E 1Z8

Price: **$169,900**

MLS® #:	**202614453**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**79.53 M2/856 SF**		

Calling all investors or first time home owners! Great opportunity to own this affordable home! This 856 SqFt, one and a half story house features, 2 bedrooms, 1.5 bathrooms and a large upstairs hobby room. Walk in to the front porch/sunroom that leads you into your long living room area. Large kitchen with loads of cabinet space. The house has a partial basement housing all your mechanical and enough room for storage. Main floor has vinyl flooring with 2 bedrooms on the main floor, full 4 piece bathroom, half bathroom and laundry room in the back. The outside has a older garage and decent sized yard. Book your showing today!

290 Boyd Avenue , Winnipeg R2W 1N9

Price: **$169,900**

MLS® #:	**202611872**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**152.36 M2/1,640 SF**		

SS now 24hrs notice required for showings. Welcome to 290 Boyd. Each unit contains 2 beds, 1 bath. 1640 sq.ft. Straight, solid, and exceptionally well maintained, this updated property is a true pride-of-ownership opportunity! Previously taxed as a duplex, it has since been converted to a single-family dwelling while still offering the convenience of separate hydro meters, separate laundry facilities, and private entrances. Spacious throughout, each living area features generously sized rooms, creating comfortable and functional spaces for everyday living. Thoughtfully cared for over the years, this home reflects consistent upkeep, quality maintenance, and valuable updates. An excellent option for investors or owner-occupants alike, with reliable tenants already in place who would love to stay. A versatile, income-potential property with flexibility, character, and long-term value!

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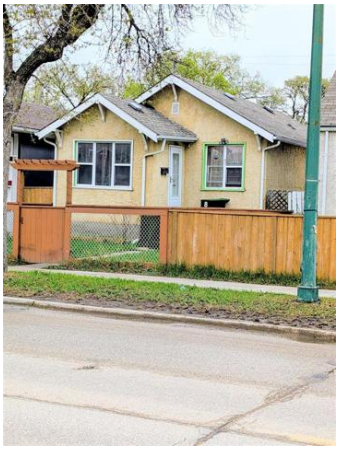
825 Arlington Street , Winnipeg R3E 2E3

Price: **$169,900**

MLS® #:	**202611596**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1929/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**66.61 M2/717 SF**		



SS now. Offers as Received. Roll up your sleeves & earn sweat equity on this solid house with functional layout. Upon entering this starter or investment property, you will be greeted with hardwood floors. It has 2 bdrms, a full bath, good sized dining area & a galley kitchen in the main floor. Fully finished basement has newer laminate floors (2022). Updates were: high efficiency furnace (2014), HWT (2014), roof (2018), front fence (2021), back up water valve (2022), lead pipe replaced (2024), storm/main doors, washer, stove (2025). Almost across St Edward Parish & School. 3mins drive to HSC, Chris' NoFrills & Young's Supermarket. Steps away from bus stop #28 & 224.

384 Magnus Avenue , Winnipeg R2W 2B9 Price: **$169,900**

MLS® #:	**202609602**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1901/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**132.85 M2/1,430 SF**		

Offers as received. Welcome to 384 Magnus Ave, a fantastic opportunity for investors, first-time buyers, or families looking for an affordable home with plenty of space and functionality. This 3 bedroom, 2 bathroom home offers a bright and spacious layout with an open concept living and formal dining room area that is ideal for entertaining or everyday living. The large primary bedroom features convenient access to the 4-piece bathroom, while the main floor laundry adds extra practicality and convenience. The full partially finished basement provides additional living space, tons of storage, and future development potential. Outside, you'll find a large fenced yard that is great for kids, pets, or summer gatherings, along with a single detached garage for secure parking and extra storage. Conveniently located close to shopping, schools, public transportation, and other amenities. Whether you're looking for a solid investment property or a place to call home, this one checks all the boxes. This one won't last long, book your showing today.

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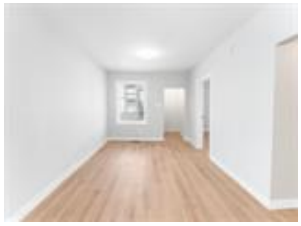
958 Alexander Avenue , Winnipeg R3E 1K2 Price: **$169,900**

MLS® #:	**202608015**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**81.57 M2/878 SF**		



***PRICE IMPROVEMENT* FOUR BEDROOMS including a secluded upper loft! You could easily live up there with your own bathroom, while the kids (or roommates?) live downstairs! Plenty of space here, and it's nicely renovated & upgraded just for you. Tons of cabinets in the kitchen. Oodles of light throughout. 200 amp panel. FANTASTIC for a larger family, anyone working from home, or as an income property. Low taxes. Quiet, low traffic street. Very low maintenance yard. Stop renting and start renting OUT. Come see! Some photos are virtually staged.**

281 Magnus Avenue , Winnipeg R2W 2B6 Price: **$172,000**

MLS® #:	**202522873**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1901/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**88.44 M2/952 SF**		

Welcome to 281 Magnus Ave and 952 ft.² plus unheated sunroom 3 bed 1 bath family home featuring partial basement for utilities, fully fenced yard with single car detached garage/workshop (hydro), fully paved concrete yard including driveway and rear private patio, full perimeter security cameras. This beautiful property has been extensively renovated inc new roof shingles, concrete driveway and patio, garage, windows and doors, new drywall throughout, water heater, high-efficiency gas furnace, light and plumbing fixtures, Hickory kitchen cabinets and bathroom vanity, electrical panel, heat pump mini split system, fence and flower bed, maintenance free metal garage, security camera system. Main floor features separate laundry room with sink, primary bedroom with closet and sink, two additional bedrooms with closets, Hickory kitchen with newer stainless steel appliances, large window and pantry, bright front facing living room/dining room, 3 season sunroom, This property must be viewed to be fully appreciated. Call for more information or schedule a private viewing.

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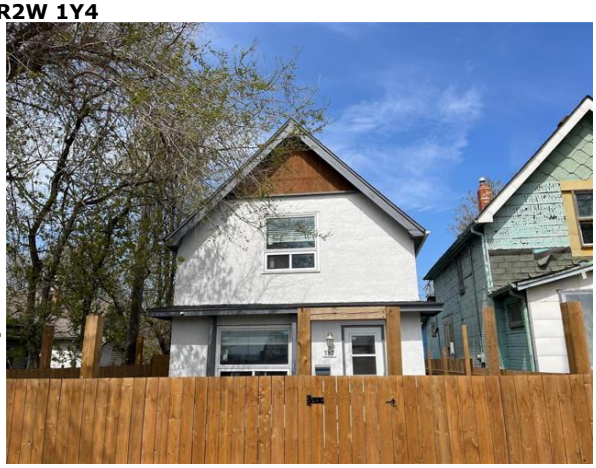
787 Dufferin Avenue , Winnipeg R2W 1Y4 Price: **$174,700**

MLS® #:	**202611261**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.19 M2/1,100 SF**		



OPEN HOUSE Sunday 12-1:11, fantastic fully renovated home with features like 3 bedroom 1 bath huge living room and dining room and big kitchen new cabinets and monster back yard with double car garage and drive through doors to yard basement has furnace and electrical and hot water tank fully fenced. Laundry on main floor.

286 Powers Street , Winnipeg R2W 4P8

Price: **$174,800**

MLS® #:	**202606864**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**107.77 M2/1,160 SF**		

S/S now,Offers anytime.FIRST TIME HOME BUYERS and INVESTORS.Welcome to this 1160 sqft , 2 storey home with 3 Bedrooms & 1Bath,full basement .Living room,Dining room ,kitchen on main floor ,3 bedroom &1Bath upstairs.Triple pane windows . Great value as this house was totally redone from the studs up in 2012.This included new wiring ,plumbing ,foam insulation ,new bath .Insulated drywalled basement has a sumpump,high efficiency furnace and an HRV.The basement also has plumbing roughed in . Exterior features are vinyl siding, deck and fence .Book your showing today!

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375 Arlington Street , Winnipeg R3G 1Z1

Price: **$174,900**

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.

747 SIMCOE Street , Winnipeg R3E 2C3

Price: **$174,900**

MLS® #:	**202609334**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**64.75 M2/697 SF**		

SS NOW. OTP AS RECEIVED. BIG PRICE DEDUCTION FOR QUICK SALE. NEWER REMODELLED. FRESHLY PAINTED ALL WALLS. FLOORING. WINDOWS. HWT. FURNACE. UNSPOILED FULL BSMT. READY TO MOVE IN CONDITIONS TO ENJOY. SINGLE DETACHED GARAGE WITH EXTRA PARKING SPACE. CLOSE TO HSC & VERY CONVENIENCE LOCATION. QUICK POSSESSION DATE IS AVAILABLE. A MUST TO SEE.

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496 Aberdeen Avenue , Winnipeg R3E 2B5

Price: **$175,900**

MLS® #:	**202609679**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1922/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**135.17 M2/1,455 SF**		

greta duplex rented long term on 850 main floor with full basement and 1000 upper total rent is $1850 make the call add income to your life

283 Poplar Avenue , Winnipeg R2L 0J8

Price: **$177,900**

MLS® #:	**202613337**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**92.90 M2/1,000 SF**		

Say Wow to this Gem ... old style;ing retro cooler than a cucumber... hard wood floors styling floors. and walls and ceiling makes this not for all but cooler than cooler for you that one person who loves style and then adds their flare of cooler, this pad is supercool, pictures are close but dam not close enough for the charm to glow through, good vibe house for sure, Seeing it is to believe it, full basement and boiler heat give it depth of warmth in the cold long winters , roof done two yrs ago and fully fenced for wicked space designed for ease with pets or children. upgraded plumbing years ago and some windows. offers any time its for the right person not for the masses 1000 sq ft 3 bedroom and front porch x 2

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396 Aberdeen Avenue , Winnipeg R2W 1V6

Price: **$179,000**

MLS® #:	**202610505**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**137.68 M2/1,482 SF**		

Offers as received. Calling all investors looking for a great income producing duplex. 5 beds, 2 baths, full basement with washer/dryer. Call your agent today!

605 Boyd Avenue , Winnipeg R2W 1R2 Price: **$179,700**

MLS® #:	**202614911**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1960/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**60.20 M2/648 SF**		

S/S Sunday June 28 - Offers presented the evening they are received. Here's a solid 2 br bungalow, built in 1960 upgraded with newer roof sgls, pvc windows, high off furnace, central air (2022), HVAC (2023), hot water tank (2026). Wide open full basement is studded and insulated with foam insulation, no existing post in the middle so you can design your ideal rec room.Just a great starter home for the budjet concious family.

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626 Chalmers Avenue , Winnipeg R2L 0G6 Price: **$179,900**

MLS® #:	**202613428**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**68.19 M2/734 SF**		

Welcome home to this adorable 2 bed, 1 bath bungalow just steps from École George V School. Perfectly suited for first-time homebuyers or savvy investors looking to add to their portfolio, this property offers an incredible opportunity to stop paying rent and start building your own equity. As you step inside, you are greeted by a spacious living room bathed in natural light from a massive picture window. The first bedroom is conveniently located just off this main living space, while further inside, a bright, walk-through kitchen features a west-facing window that capture the afternoon sun. Down the hall, the primary bedroom is a peaceful retreat with sunny, south-facing windows, right next to the home's four-piece bathroom. At the back, a practical room has the laundry, utilities, and extra storage, while providing direct access to the outdoor space. Outside, the cute and cozy backyard is a blank canvas just waiting for your ideas. Upgrades include: HWT 2023, Microwave 2020, Air conditioner 2018, Hi-eff Furnace and Washer 2017, Dryer 2015. Could this be where your story begins? *Some photos have been digitally enhanced for ideas only*

1376 PRITCHARD Avenue , Winnipeg R2X 0H4 Price: **$184,900**

MLS® #:	**202613942**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**81.75 M2/880 SF**		

Great value at 1376 Pritchard Avenue in Winnipeg! This functional 1 1/2 story home features 2 bedrooms and 1 bathroom, making it a solid choice for investors or buyers looking to build sweat equity. A major feature is the double detached garage, offering secure parking and storage. This home comes with solid mechanical upgrades already in place, including a newer furnace and hot water tank. This property provides the perfect canvas for your personal updates and cosmetic touches. By refreshing the space, you can immediately maximize the home's functional design and unlock excellent value in a convenient location. Don't miss this opportunity to invest in a property with a strong foundation and great upside!

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548 Stella Avenue , Winnipeg R2W 2V4 Price: **$184,900**

MLS® #:	**202613234**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1915**/**Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.34 M2/1,037 SF**		

Showings Start Now. Offers As Received. Welcome to this Real Gem in the Heart of the North End of Winnipeg. 1 Storey 3/4 home located in Renovated to impress. 2 Bedrooms and 1 bathroom with tub. New flooring, New paint. Stunning Kitchen with Island and stone counter tops. Large living room, Large separate dining room for Sunday dinners and a Back Laundry room. Both bedrooms are located upstairs. Deep lot for entertaining and potential future Garage Development. Parking Available in the Back. High Efficient Furnace. Walking steps to Immaculate Heart of Mary School, Holy Ghost School and Niji Mahkwa School Elementary. Shopping close by. Public Transport close by. Very Central. Home is well priced. Mortgage payment on this property would be less than renting. Check video to prescreen this home. This property will sell fast. Book your showing today!!

840 McDermot Avenue , Winnipeg R3E 0T9

Price: **$184,900**

MLS® #:	**202604352**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1903/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**172.06 M2/1,852 SF**		

Showings start now. Offers anytime. Priced to sell! Solid income-producing duplex at 840 McDermot Ave in the Weston area, just minutes from the Health Sciences Centre, Manitoba's largest hospital. This up-and-down duplex features partly renovated suites and is currently tenant occupied, offering immediate rental income. When fully occupied, the property was generating $1,916/month, making it a strong addition to any investment portfolio. Shingles were replaced in 2024, adding peace of mind for future owners. Located close to major transit routes, downtown, and key employment hubs, this property benefits from consistent rental demand. Call your agent today for more information or to schedule your personal tour.

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689 Flora Avenue , Winnipeg R2W 2S6

Price: **$189,000**

MLS® #:	**202612512**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**171.13 M2/1,842 SF**		

single family renovated home rented for top dollar excellent tenants that would like to stay or you can move in 1842 sq ft as per appraisal I can forward

1862 William Avenue W, Winnipeg R2R 0B9

Price: **$189,000**

MLS® #:	**202608543**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1920/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**83.80 M2/902 SF**		

Offer As Received . Fully renovated and move-in ready! This spacious home offers more room than it appears and features modern upgrades throughout, including new paint, updated finishes, and a fully finished basement. Functional layout with bright living spaces, perfect for first-time home buyers, families, or investors. Enjoy a great-sized backyard ideal for entertaining, kids, or pets. Conveniently located near Red River College, public transportation, shopping, and other major amenities. A great opportunity to own an updated home in a convenient location—book your showing today! Note: Some photos have been virtually staged for marketing purpose only.

524 Atlantic Avenue , Winnipeg R2W 0R9

Price: **$189,900**

MLS® #:	**202615513**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1944/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**53.51 M2/576 SF**		

Straight, solid and super conveniently located 1940's built starter home with a full basement on an oversized lot! Currently tenant occupied at $1500/mo, this home offers a perfect layout, with the 2 main floor bedrooms tucked nicely down the hall alongside the 4 piece bathroom. The Living area is large enough for a dining room table, and the kitchen offers plenty of storage and prep space + a handy side entrance. The basement is partly finished, offering plenty of space for storage, laundry, and even an extra bedroom/den (buyer to do their own due diligence regarding window size and egress). Outside, the yard is spacious, and features a single garage plus extra parking space. Excellent proximity to several levels of school, public transportation, grocery stores, rec centers and all local conveniences you'd want! Tons of high value possibilities: keep it as a rental, or renovate it to your taste and move in! Call today for more info, and for a private tour.

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808 Atlantic Avenue , Winnipeg R2W 1L4

Price: **$189,900**

MLS® #:	**202612207**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.03 M2/700 SF**		

INFILL Opportunity BUILD with bonus English hedges give this privacy not usually in the big cities, Central air and singe car garage with sliding fence for security and privacy. house is two bed and 4 piece bath 50 x100

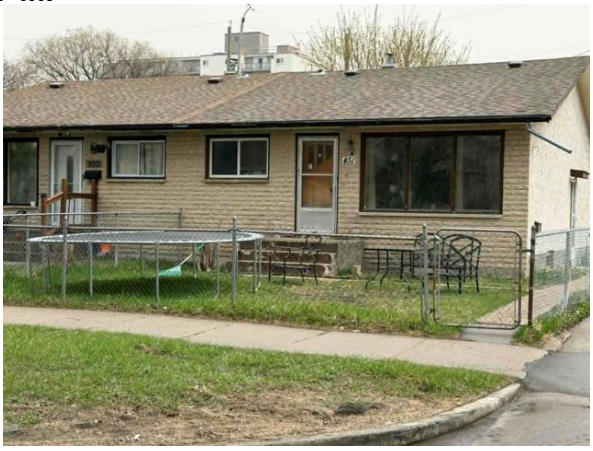
518 Aikins Street N, Winnipeg R2W 4J1 Price: **$189,900**

MLS® #:	**202611101**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1894/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**110.37 M2/1,188 SF**		

Long held residence reserved for Zion apostolic church pastor. Very clean and nicely updated with shingles, furnace, plumbing and wiring all completed under closed building permits. Full basement under the house is wide open for storage or workshop. Great opportunity for first time buyer. Great condition to be able to rent right away if that's your plan. 40 x 100' lot has development potential if you're interested. Church wanted it on the market for a period t of time to give all potential buyers the opportunity to look at the home.

451 Aikins Street , Winnipeg R2W 4H7 Price: **$189,900**

MLS® #:	**202610889**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1975/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**83.61 M2/900 SF**		



Very well cared for 900 square foot bungalow style sxs unit. Huge living room and eat-in kitchen with lots of cupboards, counters and stainless steel appliances. 2 super sized bedrooms on main floor, 1 full bath up and extra 2 piece bath in full high finished basement. Large recroom and 2 ectra rooms used as bedrooms. Large utility room with storage and laundry. Fenced-in yard has single garage and extra parking. 1 year old Central air unit, upgraded high efficient furnace, roof shingles and most windows. All appliances included. Currently rented by long time tenant who would love to stay.

637 Bannatyne Avenue , Winnipeg R3A 0H3

Price: **$189,900**

MLS® #:	**202607542**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**7**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**140.38 M2/1,511 SF**		

huge single family house with 7 bedrooms and 2 bath rooms super duper close to Health Science centre and Red river college and U of W .. so many great occupancy's licensed for rooming house if required. add 5 car parking spaces huge cash for the staff step from the workers makes this great opportunity.

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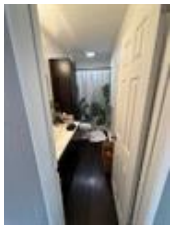
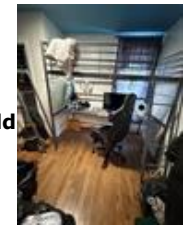
413 Boyd Avenue , Winnipeg R2W 1P5

Price: **$189,900**

MLS® #:	**202605538**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**7**	Baths:	**F3/H0**
Type:	**Single Family Detached**		
Liv Ar:	**197.33 M2/2,124 SF**		



OFFER ANYTIME. BANK SALE. Rare opportunity to secure a HIGH-POTENTIAL property with incredible upside! This spacious 2 and half storey home offers a versatile layout ideal for investors or buyers looking to add value and maximize returns. Conveniently located close to schools, public transportation, and everyday amenities. The main floor features 2 bedrooms, a full bathroom, a bright living and dining area, and a well-appointed kitchen with modern cabinetry and backsplash. The second floor offers a large living and dining space, separate kitchen, full bathroom, and a bedroom, plus a balcony off the living area—perfect for relaxing.The top floor adds even more flexibility with two more rooms. The basement provides additional rooms, a separate kitchen, and a full bathroom, creating excellent potential for extended living arrangements. CALLING ALL INVESTORS AND BUILDERS... Great Opportunity to flip for higher profit or re-build from scratch with multi-units. Opportunities like this don't come often—ACT QUICKLY! Buyer to do their own due diligence.



558 Langside Street , Winnipeg R3B 2T6 Price: **$195,900**

MLS® #:	**202609651**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1903/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**121.70 M2/1,310 SF**		

OUTSTANDING HOME...OUTSTANDING VALUE! A tremendous opportunity presented for either investor or family seeking affordable living. This West End charmer, close to all amenities, features 4 ample sized beds, full 4 pice bath, a very convenient (and rare) 2nd floor laundry, huge eat-in kitchen (large enough to accommodate any sized family) and comes with several upgrades including newer windows, flooring, updated 4 piece bath and more. Upon entering you are welcomed by a beautiful sunroom, perfect for morning coffee or just a great space to relax. Moving into the home, a seamless floorplan awaits on both the main and upper living areas. The lower level features a full high basement lending what appears to be super solid straight as an arrow overall structure. From an investment perspective, the income potential is superb and is zoned R2. Additionally it should be noted that 80% of millionaires accumulated their wealth through real estate. This home truly needs to be seen to be fully appreciated. Call your agent today to book your own private viewing.

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306 Aberdeen Avenue , Winnipeg R2W 1V4 Price: **$199,000**

MLS® #:	**202612399**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**142.14 M2/1,530 SF**		

Offers as received. Fantastic opportunity for first-time home buyers, growing families, or investors! This spacious, well-maintained two-storey home offers 1,530 sq. ft of living space with 3 bedrooms and 1.5 bathrooms. Featuring a beautiful classic layout with generous living areas, this home provides plenty of comfort, functionality, and potential. The unfinished full basement offers additional storage space and future development possibilities. Complete with air conditioner and a double garage, this property is well-suited for both owner-occupiers and rental investment use. Conveniently located close to downtown. This is an affordable opportunity you don't want to miss!

395 Ferry Road , Winnipeg R3J 1W3 Price: **$199,800**

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 Downton. 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)

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20 Essex Avenue , Winnipeg R2M 0E8 Price: **$199,900**

MLS® #:	**202615542**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1921/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**59.46 M2/640 SF**		

Showings start now, Offers July 9. Welcome to 20 Essex Ave, in the heart of desirable Old St. Vital! Whether you're a first-time home buyer or an investor looking for a fantastic opportunity, this affordable home offers great value in an unbeatable location. This cozy home features 2 bedrooms and 1 full bathroom, a spacious living room enhanced by a skylight that fills the space with natural light, and a large eat-in kitchen with ample cabinet and counter space. The generous front and rear entryways provide additional functionality, with convenient laundry hookups located in the rear entrance. The half basement offers excellent storage space, keeping seasonal items and household essentials neatly tucked away. Outside, you'll appreciate the low-maintenance front yard, private backyard, and plenty of rear parking. Situated on a quiet street in the highly sought-after Old St. Vital neighbourhood, this home is just minutes from all levels of schools, hospitals, public transit, shopping, restaurants, St. Vital Centre, The Forks, and downtown Winnipeg. Why rent when you can own? Roof 2016, HWT - 2022.

116 Hespeler Avenue , Winnipeg R2L 0L4 Price: **$199,900**

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**		

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.

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218 Johnson Avenue , Winnipeg R2L 0H8 Price: **$199,900**

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**		

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 you next home or smart investment, this property offers comfort, convenience and excellent potential.

388 Ottawa Avenue , Winnipeg R2K 1K8 Price: **$199,900**

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**		

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!

1044 Ashburn Street , Winnipeg R3G 3E3 Price: **$199,900**

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.

700 Sherbrook Street , Winnipeg R3B 2X1

Price: **$199,900**

MLS® #:	**202614242**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**116.04 M2/1,249 SF**		

This home must be seen to be appreciated. For most of its life, this was a well-loved family home, and although it has been rented in recent years, the tenants have cared for it so well that it truly feels owner-occupied. Tenants are paying $1400/month. Do not let its age fool you - 700 Sherbrook Street is a sturdy, solid home with tremendous value and many of the major expenses already addressed through extensive insurance-related work, including windows, shingles, flooring, insulation, electrical, plumbing, structural improvements, furnace, HWT and HRV. Inside, you'll find high ceilings, engineered hardwood floors, a bright and spacious kitchen, convenient main-floor laundry and three generously sized bedrooms. The oversized bathroom is a standout, featuring both a beautiful clawfoot tub and separate shower. Located within walking distance of Health Sciences Centre, this remarkable West End home also offers plenty of parking, with potential to rent additional spaces for extra income. A truly exceptional property for the area you have to walk through it to understand just how special it is. This is a great place to live, especially if you work downtown - or a worthy addition to your portfolio!

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573 Matheson Avenue , Winnipeg R2V 0A3

Price: **$199,900**

MLS® #:	**202614395**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1917/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.54 M2/770 SF**		

****Showings start Monday, June 22**OPEN HOUSE SATURDAY JUNE 27 FROM 2-4PM**Fantastic opportunity to own this beautifully updated home in desirable West Kildonan, close to schools of all levels, community centres, parks, rinks, shopping, major routes, and public transportation. The bright main floor features an open-concept living room and kitchen with a large picture window that fills the space with natural light. The modern kitchen offers stylish cabinetry, tile backsplash, and includes fridge, stove, dishwasher, and microwave. This charming home features an updated 4pc bathroom and 2 bedrooms, which includes a primary with walk-in closet. Main floor laundry and a rear mudroom add everyday convenience. The clean, bright partial basement includes a sump pump, in-line backwater valve, and high-efficiency furnace. Exterior upgrades include durable metal-clad siding with 2" foam insulation for added energy efficiency, plus aluminum soffits, fascia, and eaves. Enjoy the front deck, stone patio, fenced yard, and storage shed. Ideal for first-time buyers, downsizers, or investors looking for exceptional value in a fantastic neighbourhood.**

579 Dufferin Avenue , Winnipeg R2W 2Y8

Price: **$199,900**

MLS® #:	**202613813**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1986/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**81.66 M2/879 SF**		

Welcome to 579 Dufferin Avenue! This well-maintained 897 sq ft bungalow is located in Winnipeg's North End and offers a practical layout with 2 bedrooms, a good-sized living room, and a separate dining area. The home is in good condition and features a large backyard, offering plenty of outdoor space for family use, gardening, or future potential. Conveniently located close to public transit and nearby amenities. A great option for first-time buyers, downsizers, or investors. Book your showing today!

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254 Gordon Avenue , Winnipeg R2L 0L8

Price: **$199,900**

MLS® #:	**202612948**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**97.73 M2/1,052 SF**		

Start showing now. Offers as received. Welcome home to this gem in Elmwood. Perfect for the first time buyer or the entrepreneur to add to your portfolio with strong rental income. 1 & 1/2 Storey cozy house in the heart of Elmwood. 3 good size bedrooms and 1 full Washroom. Functional kitchen with ample storage. Great view from dining room to backyard & green space. Spacious deck ready to enjoy with family & friends. Some upgrades include new tele posts, some newer windows throughout, reinforced main beam. Freshly painted interior & exterior. Close to Restaurants, transit, schools and many other amenities. Don't miss this one! Book your showing today!

605 Agnes Street , Winnipeg R3E 1X8 Price: **$199,900**

MLS® #:	**202613227**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**115.66 M2/1,245 SF**		

Welcome to this charming 1¾-storey home featuring 4 bedrooms and 3 bathrooms. This home is ideal for a growing family or investment property. The main floor and upper level are finished with laminate flooring throughout, giving the home a clean, cohesive look that's easy to maintain. With a west-facing exposure, you'll enjoy beautiful afternoon and evening sunlight pouring into the home. The home also has central air conditioning and an upgraded high-efficiency furnace, updated 100-amp electrical panel. Partially finished basement. Close to public transportation. All appliances included. Basement bedroom window does not meet egress

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1819 Midmar Avenue , Winnipeg R2R 0J8 Price: **$199,900**

MLS® #:	**202613215**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**94.11 M2/1,013 SF**		

Start showing now. Offer anytime. Great starter or investment property. 3 bedrooms home with many upgrades including; new vinyl flooring, new kitchen, new washroom, new appliances, new deck, new electrical, and new parking pad with fence. Home is newly painted inside and outside. Located close to Red River College, shops, and public transportation. Permits closed and move in ready.

784 Stella Avenue , Winnipeg R2W 2W2 Price: **$199,900**

MLS® #:	**202613133**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**108.51 M2/1,168 SF**		

Showings start now. Offers as received. Two-storey home offering 3 bedrooms and 1 full bathroom. The main floor features a spacious and bright living and dining area, filled with natural light. The kitchen is generously sized with plenty of room for meal preparation and future updates. Upstairs, you'll find three good-sized bedrooms and a full bathroom, providing a functional layout for families or tenants. The fully finished basement expands your living space with a large recreation area, perfect for a home office or gym. Book you private showing today!

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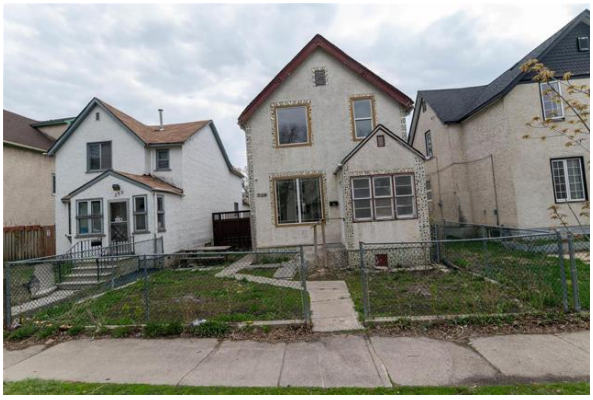
256 MANITOBA Avenue , Winnipeg R2W 2E7 Price: **$199,900**

MLS® #:	**202611482**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**156.45 M2/1,684 SF**		



PRICE REDUCED FOR QUICK SALE. OFFERS ANYTIME. FULLY RENOVATED STRAIGHT.SOLID & SPACIOUS 1680 SQFT DUPLEX HAVING 2 LIVING ROOMS ,2 KITCHEN, 2 DINNING ROOMS,5 BEDROOMS, 2 FULL BATHS. CLOSE TO MAIN STREET. 3 BD UP & 2 BD DOWN. DOUBLE GARAGE. LARGE INVITING ROOMS WITH LR/DR COMBO. FRONT AND REAR PORCHES. . ALL INTERIOR IS BRAND NEW INCLUDING KITCHENS, BATHROOMS, FLOORING, DRYWALL, PAINTING & ELECTRICAL FIWTURES. HIGH EFF FURNACE 2018, NEW HWT 2018, NEW SHINGLES 2022 . CLOSE TO ALL AMENITIES. EXCELLENT PROPERTY FOR FIRST TIME OWNERS. ONE FLOOR CAN BE RENTED TO PAY THEIR MORTGAGE. BOTH THE FLOORS CAN BE RENTED FOR $ 2500.

89 Lansdowne Avenue , Winnipeg R2W 0G2 Price: **$199,900**

MLS® #:	**202611258**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1925**/	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**79.34 M2/854 SF**		

Offers evening received. Charming Scotia Heights Bungalow with Warm Character! This delightful 854 sq. ft. raised bungalow offers an inviting open-concept living and dining area featuring beautiful hardwood floors throughout. A striking brick feature wall in the dining room and a cozy faux-brick fireplace in the living room add a wonderful sense of vintage charm and personality to the main floor. Downstairs, the partially finished basement provides excellent additional living space, complete with a comfortable rec room and a dry bar that is ideal for relaxing or entertaining guests. The exterior features a welcoming front porch, a back deck, a fully fenced yard, a detached single garage, and convenient additional parking space for two more vehicles. This property also holds a legendary spot in Winnipeg music history! Affectionately known as the "Little Hippie House," this was once the residence of Canadian music icon Burton Cummings, lead vocalist and keyboardist of The Guess Who. It's said that timeless hits were written right within these walls. The home even boasts a preserved feature wall penned with historic names, numbers, talent agencies, and bars from that golden era of rock. Great location!

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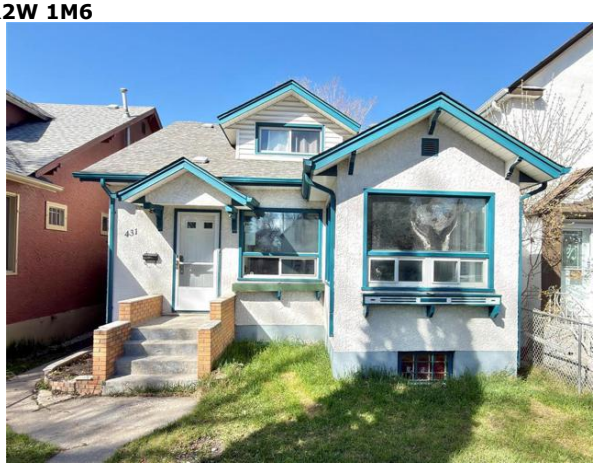
431 College Avenue , Winnipeg R2W 1M6 Price: **$199,900**

MLS® #:	**202610181**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1927/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**127.46 M2/1,372 SF**		



s/s now - offers as received. Welcome to 431 College Ave, a solid ½-storey character home built in 1927 and ready for its next chapter. This property offers generous space and good features that make it a strong option for homeowners or investors looking for value. The main floor features a spacious living room with an inviting front sunroom that brings in plenty of natural light. A formal dining room provides room for family gatherings, while two comfortable bedrooms, kitchen and a 4-piece bathroom complete the main level. The upper level adds flexibility, with a large, sizeable bedroom, a den, a 3-piece bathroom, and the potential to create a second kitchen. It's an excellent setup for multi-generational living or those seeking extra rental potential. The fully finished basement offers additional usable space and could benefit from some updating to maximize its potential. Outside, the fully fenced backyard provides privacy and peace of mind, with ample room for the kids or pets to play. A rare bonus for the area is the insulated double detached garage; ideal for secure parking and storage. Recent upgrades include shingles and furnace. Book your private tour now. Why rent when you can own!

945 William Avenue , Winnipeg R3E 0Z7

Price: **$199,900**

MLS® #:	**202609123**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**72.19 M2/777 SF**		

Discover a fantastic investment opportunity with this charming, long term tenanted property. This house is just minutes away from local amenities and a major hospital, making it an ideal choice for both investors and families seeking convenience. Additionally, the opportunity to purchase the adjoining vacant lot enhances the potential for future development or expansion. Call today for complete details and explore the full potential of acquiring this property and the one adjacent to it at 947 William Ave.

682 Ross Avenue , Winnipeg R3E 1C6

Price: **$199,900**

MLS® #:	**202608158**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**126.35 M2/1,360 SF**		

Showings begin now with potential Offers Reviewed as received* CASH-FLOW OPPORTUNITY STEPS FROM HSC! This 2-storey duplex is a value-add investor's dream, offering multiple income streams and strong upside potential. Built in 1905 with 1,360 sq ft of living space, the property features two units with separate hydro meters—an ideal setup to keep operating costs down and simplify tenant management. The main-floor unit offers 2 bedrooms and 1 bathroom, previously rented for $1,000/month, while the upper unit generated $800/month, as per vendor. In addition, the backyard has been converted into a 4-stall parking area, each currently rented, adding an extra, consistent monthly income. While the property does require TLC, it presents a clear opportunity to add value through cosmetic renovations and improved management. With updates, there is strong potential to increase rents and significantly enhance overall cash flow and equity. Located just a short walk from the Women's Hospital and close to a nearby park, the property benefits from steady rental demand driven by healthcare workers and area tenants. A smart addition for investors looking to build equity and maximize returns.**

263 Magnus Avenue , Winnipeg R2W 2B6 Price: **$199,900**

MLS® #:	**202606550**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F3/H1**
Type:	**Single Family Detached**		
Liv Ar:	**169.83 M2/1,828 SF**		

Licensed rooming house offering a strong and reliable income stream. Spanning approximately 1828 sqft, this well-maintained property is fully rented, providing immediate cash flow and a turnkey investment opportunity. The home features multiple rentable rooms with shared amenities, including four stoves and three fridges in total, all kept in good overall condition, reflecting consistent upkeep. A functional layout supports tenant comfort while maximizing rental efficiency. Utilities are paid by the landlord, simplifying management and enhancing the appeal for tenants, contributing to stable occupancy. The landlord suite is currently vacant, renovated, and has the potential to generate additional rental income. With licensing already in place, this is an excellent opportunity for investors seeking a fully occupied, income-generating asset with proven performance. Current tenants' rent amounts total to $2440 per month.

253 Patrick Street , Winnipeg R3A 1E3 Price: **$199,900**

MLS® #:	**202201585**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1882/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**125.42 M2/1,350 SF**		

Turn-Key Investment or Move-In Ready Home with Income Potential. Zoned R2! Very Low Property Taxes! Recently renovated in 2022, this solid 4BR 2BATH 1,350 sq. ft. two-story residence offers exceptional value in today's market. The main level features a bright living and dining area, a functional kitchen, two spacious bedrooms, and a full 4-piece bathroom. The upper level provides two additional well-appointed bedrooms. A standout feature is the full WALK-OUT basement, currently housing the laundry center and a second bathroom. With its generous size and private separate entrance, this space is primed for conversion into a secondary suite or accessory unit. Meticulously maintained and fully fenced, this property serves as a perfect family home or a high-yield investment. Currently generating $1,850/month with excellent tenants who are willing to remain.

398 St John's Avenue , Winnipeg R2W 1H4 Price: **$199,900**

MLS® #:	**202603714**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**97.55 M2/1,050 SF**		

Calling all landlord investors looking for a property with a good return of investment with cash flow and well maintained home. Never been vacant, only one agency is providing the tenants. Total rent is $2,490.00, plus extra unit at the back, occupied by the owner.

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

Homes Priced From

$201,000-$250,000

=

($900-$1121/month)

Listing details provided by:

SHAWN SOMMERS, Realtor
Shawn Sommers Personal Real Estate Corporation
204.818.0707 - talk/text
www.ShawnSommers.com
email: shawn@shawnsommers.com

CENTURY 21®
Carrie Realty

Residential Client Multi Photo (Small Print)

427 Riverton Avenue , Winnipeg R2L 0N6 Price: **$201,300**

MLS® #:	**202610586**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**60.39 M2/650 SF**		

Showings start Now with potential Offers Reviewed as received |Situated in East Kildonan, this affordable 650 sq. ft. bungalow offers an excellent opportunity for first-time home buyers, investors, or anyone looking to build equity with a little TLC. Featuring 2 bedrooms, 1 bathroom, and an open-concept layout, this home has plenty of potential and several important updates already completed. The recently renovated kitchen showcases stylish quartz countertops and flows nicely into the bright living area, while beautiful hardwood floors run throughout much of the main floor. Major upgrades include newer shingles, furnace, and hot water tank, helping provide peace of mind for years to come. The basement offers ample storage space. Outside, you'll find a generously-sized backyard perfect for pets, gardening, or entertaining, along with two convenient parking pads. Whether you're searching for an affordable alternative to renting, a starter home, or your next investment property, this property offers great value in a solid location close to schools, parks, shopping, and public transportation. Don't miss the chance to unlock the full potential of this charming bungalow!

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430 Bannatyne Avenue , Winnipeg R3A 0E7 Price: **$203,900**

MLS® #:	**202609656**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**145.67 M2/1,568 SF**		

SS Now - Offers as received - 430 Bannatyne presents an excellent opportunity to own a legally registered up/down duplex in a strong rental location. Upper level features 2-bedroom suite with fresh updates and bright-ample layout. Main level unit features 1 bedroom, 1 den or smaller bedroom and 1 bath. This property offers great flexibility for investors or owner-occupied. Situated directly across from a K-6 school and playground, this is a convenient location close to the HSC, downtown, and Red River College's Notre Dame Campus. With easy access to major amenities, transit, and parks. A solid opportunity to add to your portfolio or get started in investment real estate!

218 Austin Street , Winnipeg R2W 3M6 Price: **$204,900**

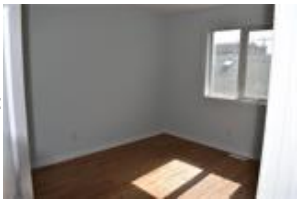
MLS® #:	**202609892**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1898/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**133.78 M2/1,440 SF**		

Welcome to 218 Austin! Step inside through a generous front entry and the house opens up naturally. The living and dining rooms are well-proportioned, comfortable, and full of light, and the living room has a gorgeous feature: an original fir wall, exposed, from 1898. Almost as long as Manitoba has been a province and it looks incredible! Big & open kitchen with lots of counter space — room for more than one person! Main floor laundry which, once you've had it, you will never want to go back. A 2pc bathroom around the corner for when guests need it without trekking upstairs. Speaking of, 3 bedrooms up top, including a big primary. Between the rooms there's an open loft-style space, an actual usable area — a home office, play zone, or whatever you need. The full bathroom has a clawfoot tub & a standing shower. Outside, the front porch faces east — perfect for morning light. Out back: a large shed and a rolling gate to the parking pad. Private, functional, and ready for you. An 1898 original with room to breathe, neighbours who wave back, and a price that still makes sense. Don't miss it!

#A 684 Logan Avenue , Winnipeg R3E 1M4 Price: **$205,000**

MLS® #:	**202605549**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**2012/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**96.25 M2/1,036 SF**		

Welcome to A-684 Logan Avenue! This updated side-by-side condo offers the perfect blend of convenience and affordability – with no condo fees. Ideally located just minutes from downtown, the Health Sciences Centre, schools, and public transportation. Step inside to a bright and open main floor featuring an inviting living room, dining space, and kitchen with espresso cabinetry, plus a convenient 2-piece bath. Upstairs you'll find three spacious bedrooms and a full bathroom, perfect for families or tenants alike. The basement is partially finished and ready for your personal touch, with room and full bath for future development. This property is currently tenant-occupied at $1,900/month plus utilities. Built in 2012 and offering modern updates, central air conditioning, HE furnace, HRV system, and included appliances, this home makes a smart choice for first time homebuyers and investors. Parking at the back. Don't miss out on this fantastic opportunity—call today to book your private showing!



218 Regent Avenue E, Winnipeg R2C 0C3 Price: **$209,900**

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!

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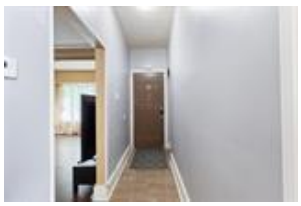
444 Burrows Avenue , Winnipeg R2W 2A1 Price: **$209,900**

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**		



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.

669 Flora Avenue , Winnipeg R2W 2S6

Price: **$209,900**

MLS® #:	**202614557**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**124.86 M2/1,344 SF**		

Add this 2 unit, 3 bedroom duplex to your portfolio. Each unit has a separate entrance and separate meter for utilities. 2 bedrooms with full insulated basement on the main level and upper unit has been remodelled with a full kitchen, living/bedroom and main level mudroom that can be used as a separate living space. Fenced backyard with parking. Newer windows, electrical, HEF with HRV, 2 HWT. Laundry hookup for each unit. Immaculate Heart of Mary School across the street.

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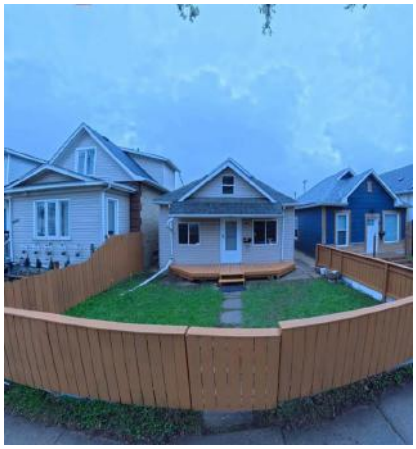
387 Parr Street , Winnipeg R2G 0K7

Price: **$209,900**

MLS® #:	**202613692**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**82.68 M2/890 SF**		



OFFERS ARE PRESENTED AS RECEIVED. Welcome Home to this newly updated 1.5 Storey Home offering 890 sq ft of comfortable living space. Perfect for first-time home buyers, growing families or investors, this move-in ready property features 3 Bedrooms + 1 Bathroom, a brand new kitchen, new flooring throughout, a fully renovated bathroom and fresh interior paint that gives the home a bright and modern feel. Enjoy the functional layout with spacious living areas and step outside to a newly built deck, perfect for relaxing or entertaining. Conveniently located close to schools, parks, shopping and public transportation, this home offers both comfort and convenience. Stop paying rent and start building equity or expand your investment portfolio with this fantastic property! Don't miss the opportunity to own a renovated home at an affordable price. Book your private showing today!

500 Simcoe Street , Winnipeg R3G 1W5 Price: **$209,900**

MLS® #:	**202607249**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**98.48 M2/1,060 SF**		

PRICE REDUCED - CHECK IT OUT! Spacious 2 story home on a great block loaded with updates and features! This straight and solid home comes equipped with 4 large bedrooms and 2 bathrooms, alongside a fully fenced yard and partly finished basement. Tons of notable and expensive upgrades, including newer windows, fully updated electrical + panel (with permits!) and more. Excellent floorplan, featuring a tasteful kitchen with dishwasher, a large living/dining area brightly lit by a front window, and a spacious main floor bedroom! Upstairs, you'll find a lovely 4pc bathroom with quartz vanity alongside 3 other large bedrooms. Basement offers an extra bathroom, a partly finished recroom space, and a laundry area off to the side. Currently leased at $1550/mo (call for lease details), this property offers a fantastic entry to the rental market, or a great opportunity to get into a solid and affordable home with the biggest items already done! Great for an investor, great for a homebuyer - call today for your private tour!

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122 Harriet Street , Winnipeg R3A 1E1 Price: **$209,900**

MLS® #:	**202225018**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**125.42 M2/1,350 SF**		

Recently renovated from top to bottom 4 spacious BR 1.5 BATH a great starter home! Newer fridge, stove, washer & dryer! Newer subflooring and commercial level vinyl plank flooring throughout entire house. Newer asphalt shingles, soffit, fascia & eavestrough. New high efficiency furnace. New all front windows. Newly renovated 4pc bathroom upstairs and 2pc bathroom downstairs. Freshly painted in 2024 inside & outside. New plumbing & light features. Completely fenced, very private backyard with apple and cherry trees. This 4 bedroom house sits on a 34ft x 100ft lot in a good location, close to all amenities, public bus, Health Science Centre, University of Winnipeg & Red River College! Currently rented out for $1,890 plus utilities and provided a good revenue source to the owner for a long time. Zoned R2

22 Barrington Avenue , Winnipeg R2M 2A5

Price: **$214,900**

MLS® #:	**202614705**	Area:	**2C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**89.93 M2/968 SF**		

SS June 25, Offers June 30- St Vital Opportunity! Loads of potential in this unassuming home. Large, Eat-in Kitchen w/ tons of white cupboards and drawers, SS Fridge, Stove, Dishwasher & BI Microwave as well as a stand-up Freezer. 2 good-sized bds, 4pc w/ Hybrid-low step, walk-in Tub/Shower, main Floor Laundry, Large LR and Bonus Family Room. Crawl Space Basement. Affordable Living or Investment or Future Development. You Choose.

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645 Home Street , Winnipeg R3G 1X9

Price: **$214,900**

MLS® #:	**202613548**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1923/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**110.46 M2/1,189 SF**		

Unicorn alert! Opportunities seldom come available! Set on a rare 50' x 100' lot, this character-filled bungalow offers a combination of lot size, living space, and charm that's hard to find. From the covered front and back porches to the 9' ceilings, original oak baseboards and door casings, and newer oak hardwood floors throughout the living room, dining room, kitchen, and four-season sunroom, this home is full of warmth and character. Large windows bring in an abundance of natural light throughout. The big-ticket updates have already been taken care of, including shingles (2025), furnace (2025), hot water tank (2024), most windows (2026), and updated wiring (no knob and tube). The fully finished basement adds two additional bedrooms with egress windows and a second full bathroom, creating plenty of flexible living space. A single detached garage completes the package. Yes, it needs some cosmetic TLC, including kitchen repairs and paint touch-ups, but the hard part is done. Straight, solid, and packed with potential, this is the kind of property savvy buyers wait for—an opportunity to build equity while putting your own stamp on a truly special home.

348 St John's Avenue , Winnipeg R2W 1H3 Price: **$214,900**

MLS® #:	**202609122**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**172.80 M2/1,860 SF**		

Motivated to sell, Looking for affordable housing? Welcome to this Move-In ready 2 Storey Home. Features 1860 SF offers 4 BR's, 2 full Bath's & main floor Laundry. Great value with all the benefits of an updated home. Features a functional spacious front foyer area & into the main Living/Dining areas w/large north/east facing windows providing plenty of natural light. Main floor 4 piece Bath & 2 good size Main floor Bedrooms. Spacious Kitchen features 3 newer stainless steel appliances, plenty of cabinets & sufficient working counter space. Adjacent Main floor Laundry/Storage room w/2nd fridge. Upstairs offers generous King Size Primary Bedroom, 3 piece Bath, Den space w/kitchenette/bar area w/sink and 4th BR. Fully insul basement w/laundry area & lots of additional storage options. 6 Appliances included. Updates include...HI gas furnace (15), Windows - Main floor (18) & Upper floor (25), HWT (24), Roof (19) & completely updated Electrical (26) Cost effective home w/HEF provides low utilities along with all the updates provides very minimal maintenance to be required over time. Meticulously upgraded & maintained.Front drive access.Quick possession Some photos digitally staged.

1546 Pritchard Avenue , Winnipeg R2X 0H7 Price: **$219,900**

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.

1343 Logan Avenue , Winnipeg R3E 1R5 Price: **$219,900**

MLS® #:	**202614767**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.03 M2/700 SF**		

Welcome to 1343 Logan Avenue! This charming bungalow offers the perfect combination of comfort, functionality, and value in the heart of Weston. Featuring 2 bedrooms, 2 full bathrooms, and approximately 700 sq. ft., this home is ideal for first-time buyers, downsizers, or investors. The bright eat-in kitchen provides a welcoming space for family meals, while the fully finished basement nearly doubles your living space with endless possibilities for a rec room, home office, gym, or guest area. Step outside to enjoy the large, fully fenced backyard complete with a sliding gate, offering plenty of room for kids, pets, entertaining, or secure parking. Conveniently located just minutes from schools, public transit, Polo Park Shopping Centre, parks, and everyday amenities, this move-in ready home offers incredible value in a central location. Book your private showing today!

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386 Parr Street , Winnipeg R2W 5E7 Price: **$219,900**

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 rewire (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!

362 Church Avenue , Winnipeg R2W 1C3

Price: **$219,900**

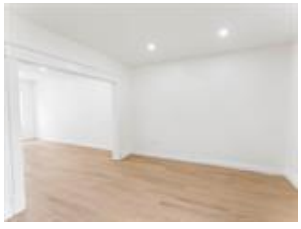
MLS® #:	**202614762**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F4/H0**
Type:	**Duplex**		
Liv Ar:	**269.42 M2/2,900 SF**		

Side by side up down duplex, on each four units 2x1 bedroom 2 - 2 bedroom very good floor plan shingle 4 years old , electric baseboard heat tenants pay the hydro, one water meter , upgraded electrical panel, three parking stalls HE furnace 2015 fire alarm requires some work. call today offers are now.

752 Stella Avenue , Winnipeg R2W 2W2

Price: **$219,900**

MLS® #:	**202613371**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**121.89 M2/1,312 SF**		



Welcome to this fully refreshed gem offering modern style, functional living space, and exceptional value. Bathed in natural light, the spacious living and dining areas create an inviting setting for everyday living and entertaining, while the beautifully updated kitchen impresses with white cabinetry, stone countertops, stone backsplash, stainless steel appliances & ample prep space. A convenient main floor powder room adds everyday practicality. Upstairs, you'll find 3 comfortable bedrooms including a spacious primary retreat, complemented by a stylish 4pc bath. The unfinished basement provides excellent storage. Outside, enjoy a fully fenced yard with greenspace, patio area & single detached garage. Move-in ready and loaded with updates, this home is ideally located close to parks, transit stops & everyday amenities.

791 Redwood Avenue , Winnipeg R2W 1T6 Price: **$219,900**

MLS® #:	**202613765**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**92.62 M2/997 SF**		

Lovingly maintained by the same owner for the past 22 years, this warm and inviting home is ready for its next chapter. The bright main floor welcomes you with a sun-filled living room featuring an electric fireplace and TV entertainment area. Down the hall, you'll find a spacious dining room or flexible living space to suit your needs. The timeless white kitchen offers a tiled backsplash, stainless steel appliances, and tile flooring. The main-floor primary bedroom includes a large closet and convenient 2-piece ensuite. Upstairs are two additional generously sized bedrooms. The finished basement provides even more living space with a comfortable family room, 3-piece bathroom, laundry area, large walk-in closet, and an abundance of thoughtfully designed storage. Outside, enjoy the beautifully landscaped and fully fenced yard, landscaped patio area, paved driveway with sliding gate, and garage. Numerous updates over the years include a high-efficiency furnace, hot water tank, central air conditioning, and PVC windows.

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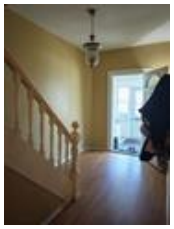
322 Victor Street , Winnipeg R3G 1P6 Price: **$219,900**

MLS® #:	**202611704**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**131.27 M2/1,413 SF**		



Showings start May 30. This over 1400 sq ft 2-story home includes three bedrooms and two full bathrooms. The main floor features a bright living room, dinning room and kitchen, creating a functional layout for everyday living and entertaining. One bedroom and a full bathroom complete the main level. The upper level features one specious primary bedroom with a corner that you can use as study area, another bedroom and a full bathroom. The front of the house with a lovely porch, ideal for entertaining and summer evenings or morning coffee. The backyard is fully fenced with a double sliding gate to accommodate two parking spaces. Walking distance to bus stops, University of Winnipeg, cafes, grocery store and park. Good opportunity for first time buyer, renovators and investors looking to add value.

431 Manitoba Avenue , Winnipeg R2W 2G4

Price: **$219,900**

MLS® #:	**202610913**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**101.08 M2/1,088 SF**		

Completely remodelled home top to bottom all done with all permits approved in 2025. Perfect for first time home buyers or landlord looking for spotless home with affordable price & low property tax. This home offers you the comfort of three bedrooms, two bathrooms, open layout kitchen, dining & living room, with full bathroom & laundry room on the main floor. Impressive huge fenced yard has maintenance free landscaping with deck. Backyard has a separate privacy parking for four or more cars with double sliding door for easy parking access. Schedule your private viewing now.

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289 Pritchard Avenue , Winnipeg R2H 0C6

Price: **$224,900**

MLS® #:	**202612357**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1922/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**176.52 M2/1,900 SF**		

Extensively remodeled in 2022, this 1900 square foot duplex is a great opportunity to enhance your real estate portfolio, or live in one unit and rent out the other! Showings and offers anytime.

749 Boyd Avenue , Winnipeg R2W 1R6 Price: **$224,900**

MLS® #:	**202611088**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**97.27 M2/1,047 SF**		

Showings Start Today. Make an offer any time. Welcome to 749 Boyd Ave, a beautifully remodelled 1047 sq ft 3 bedroom home with great curb appeal and pride of ownership throughout the neighbouring homes. The main floor features newer vinyl plank flooring, pot lights, modern paint, an open living/dining area, 2 bedrooms, a gorgeous updated 4 piece bath with tiled shower and floors, and a large eat-in kitchen with quartz counters, stainless undermount sink, and stainless steel appliances. Upstairs, you'll find a fantastic loft/sitting area, a spacious primary bedroom, and your own 2 piece bath. The basement offers great storage, while the large fenced yard gives you plenty of outdoor space and lots of room for parking. Updates include 100 amp panel, lighting fixtures, windows, high-efficiency furnace, hot water tank, and new central A/C. Nothing left to do but move in. A GREAT FIND!

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498 Mountain Avenue , Winnipeg R2W 1K9 Price: **$224,900**

MLS® #:	**202610608**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1932/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**138.80 M2/1,494 SF**		

Looking for a money maker?Want to get into the Rental Market? Add to an existing portfolio? This owner is willing to help! 2000$ towards Closing Costs! Check out this straight and solid super upgraded home that can be used as a duplex! Windows-2021! Insulated foundation-2025! Furnace 2020! Roof 2020! New city waterline(2026)! Electrical upgraded too! Move in ready! Almost 1500 sq ft! Main floor is super nice and spacious with 2 bedrooms! Refinished Hardwood floors throughout main floor! Upstairs is super cute 1 bedroom! Was rented for 10 years by the same tenant! You could live in one suite and rent the other to live for next to nothing! Main floor rented for 1650$(plus hydro) and upstairs ready to put in your own tenants and set your own rents(was rented for 1050$)! Good mid block location close to Mcgregor! Limited back lane access due to the location so not a through road. Nothing to do in the house for years! Make sure to put this on your list!

429 SIMCOE Street , Winnipeg R3G 1W3

Price: **$224,900**

MLS® #:	**202611556**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**115.39 M2/1,242 SF**		

SS NOW. OTP AS RECEIVED. PLEASE GIVES 24HRS SHOWING NOTICE. 3BR FAMILY HOME. MANY UPGRADED NEWER LAMINATE FLOOR, BATHROOM, SUB FLOOR FINISHED BSMT & EXTRA 2ND BATHROOM. LARGE EAT-IN KITCHEN WITH FORMAL DINING ROOM. HOME SHOWS VERY WELL & READY FOR MOVING IN TO ENJOY. CLOSE TO BUS, SCHOOL, SHOPPING & ALL CONVENOENCES. PLEASE NOTE: CAMERA DOOR BELL WILL NOT BE INCLUDED & WILL BE REPLACED WITH A REGULAR ONE ON (OR) BEFORE POSSESSION DATE..

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225 Semple Avenue , Winnipeg R2V 1B6

Price: **$224,900**

MLS® #:	**202609441**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1922/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**57.41 M2/618 SF**		

West Kildonan Bungalow beautifully renovated character home that blends original charm with modern upgrades, ideal for first-time Buyers/Investors or those looking to downsize without compromise. Thoughtfully updated 2-bed 1-bath home 618 sq ft of bright, functional living space, highlighted by a stunning front sunroom that fills the home with natural light. All new windows and exterior doors, fully gutted and redesigned bathroom with tiled flooring and tub surround, reclaimed original hardwood floors, professionally restored kitchen refreshed with refinished cabinet doors, new hardware, and BRAND New GE appliances updated lighting throughout with high-end fixtures newer roof and high-efficiency furnace Central AC. Updated electrical with no knob-and-tube wiring. Basement unfinished low ceiling, ideal for storage/Laundry. A rear interlocking brick patio, creating a low-maintenance outdoor space perfect for relaxing or entertaining .Located in the heart of West Kildonan, this home is close to schools, parks, grocery stores, and public transit, making it a convenient and accessible location. Washer/Dryer As Is, HW Tank is rental. +/- jogs

244 Battery Street , Winnipeg R2X 2A4 Price: **$229,000**

MLS® #:	**202612452**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1924**/	New Const:	**No**
Beds:	**3**	Baths:	**F0/H0**
Type:	**Single Family Detached**		
Liv Ar:	**101.45 M2/1,092 SF**		

Charming newly remodeled 3br 1 1/2 storey w/ modern upgrades like new kitchen w/ white cabinets, w/ new appliances, 2 new bathrooms, vinyl plank floors, central air, deck, electrical, newer roof sgls, privately fenced yard w/ sliding back gate for easy parking. Located close to amenities.

1084 Manitoba Avenue , Winnipeg R2X 0K4 Price: **$229,500**

MLS® #:	**202612183**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**98.66 M2/1,062 SF**		

Showing Start Now. Offers as received. Welcome to 1084 Manitoba Avenue. This fully renovated and move-in-ready home offers excellent value for first-time buyers, families, or investors. The bright main floor features a spacious living room, an updated eat-in kitchen with new appliances, a clean and modern 4-piece bathroom, convenient main floor laundry, and two good-sized bedrooms. Upstairs, you'll find a spacious third bedroom that provides additional living space and flexibility. Step outside to enjoy the fully fenced backyard, perfect for children, pets, and outdoor entertaining. The property also features a double detached garage, carport, and additional parking space, providing plenty of room for vehicles, trailers, or recreational equipment. Ideally located on a quiet street within walking distance to McPhillips Street, and close to all levels of schools, public transportation, shopping, parks, and other amenities. This well-priced home offers an affordable alternative to renting, with mortgage payments that could be less than monthly rent. Quick possession is available. Don't miss this fantastic opportunity—book your private showing today. All measurements are +/- jogs.

439 College Avenue , Winnipeg R2W 1M6 Price: **$229,900**

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**		

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.

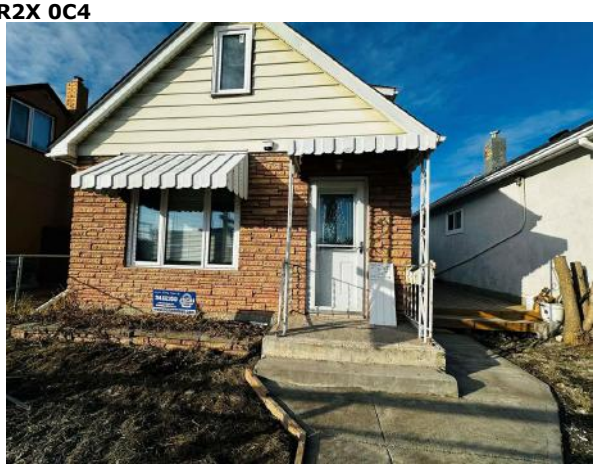
229 Roseberry Street , Winnipeg R3J 1T3 Price: **$229,900**

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**		

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 Price: **$229,900**

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.

494 Pritchard Avenue , Winnipeg R2W 2K1

Price: **$229,900**

MLS® #:	**202613724**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**190.27 M2/2,048 SF**		

Showing start now. Offers accepted anytime. An amazing opportunity to own a solid, vacant, well-maintain d updated income-producing duplex. This property is ideal for investors looking to expand their real esta portfolio, or for owner-occupants who wish to live in one unit while generating rental income from the other. Main floor previously rented for $1,300, and the upper unit for $1,200. Main floor suite features two bedrooms, spacious living room, eat in kitchen, full bathroom, and an enclosed porch. It also has access to the basement. The upper unit offers two bedrooms, a full bathroom, kitchen, and mudroom. Each suite has its own hot water tank and hydro meter, while water is paid by the owner. The main floor is heated by a furnace, and the upper unit uses baseboard heating. Conveniently located close to major roads, grocery stores, shopping, schools, and other amenities. Book your showing today and explore the potential of this versatile duplex.

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631 Alexander Avenue , Winnipeg R3A 0P3

Price: **$229,900**

MLS® #:	**202612572**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1893/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**111.48 M2/1,200 SF**		

631 ALEXANDER AVE! Extensive remodeled home, 3 good size bedrooms and 2 full bathrooms. Large eat-in Brand new kitchen and brand new 4 appliances included. Tile flooring Quality laminate flooring on main/second level with 3 bedrooms and 4 pieces bathroom, Den at main floor (can be convert to bedroom). Some updated dual pane windows 2013. Hi efficient gas Furnace 2022, newer electric hot water tank. newer lights fixture, Laminate flooring 2018, kitchen countertop, 200 Amp electrical services circuit breaker, partial newer roof shingle. Partially finished basement with 3 pieces bathroom, newer Air conditioning. Double detached garage 22' x 22', Insulated garage door with door opener/remote. Walk distance from H S C hospital, Restaurant, bus services. (Foundation wall repair done with 25 years warranty certificate available to be provided upon requested).

169 Burrin Avenue , Winnipeg R2V 1E1

Price: **$229,900**

MLS® #:	**202612063**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1917/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.54 M2/770 SF**		

Offers anytime! Super starter in a great neighbourhood. Nows your chance to get into this re-freshed long time home. With newer floors, paint and more! Steps to schools, public transit and shopping. Everything at your reach. Looking for a nice down sizer or first time home, here's the one you want. Gorgeous kitchen with stone countertops and back splash. Newer stainless steel appliances. Book your private showing today!

586 Machray Avenue , Winnipeg R2W 1A9

Price: **$229,900**

MLS® #:	**202610885**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**112.41 M2/1,210 SF**		

Showing Start Now. Offers as received. Price Reduced $20000 Welcome to 586 Machray Avenue, a beautifully renovated two-story home located in the desirable Sinclair Park neighborhood. Offering approximately 1,210 sq ft of living space, this move-in-ready property features 3 spacious bedrooms on the upper level along with newly updated bathrooms. The main floor boasts a bright and inviting living and dining area, a modern kitchen with ample cabinetry and brand-new appliances, plus a convenient full bathroom with an in-suite laundry. Extensive recent upgrades include new flooring throughout, updated kitchen and bathrooms, new interior doors, hardware, and contemporary finishes. Ideal for first-time buyers, growing families, or investors. All measurements are +/- 1 jogs.Book your private showing today!

402 Andrews Street , Winnipeg R2W 4T8

Price: **$229,900**

MLS® #:	**202609935**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**122.63 M2/1,320 SF**		

SS May 8 2026, 24hrs notice for showings required, offers as received. Welcome to 402 Andrews in Sinclair Park. This duplex has not a Reno needed. Feel care free knowing and come see for yourself that this duplex is fully updated and very well taken care of. The upper and lower suites both offer: 2 bedrooms and one washroom, eat in kitchens, their own private entrances (accessed through front and back), laundry areas and a parking space each. The yard is low maintenance and is fully fenced. About the area and tenants: The tenants rent month to month, are kind and would like to stay. The area is great with shopping and transit nearby. Add this beautiful strong 2 storey to your rental property portfolio or live in one unit and rent out the other. Request your showing today!

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355 Alfred Avenue , Winnipeg R2W 1X7

Price: **$229,900**

MLS® #:	**202602558**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1952/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**148.27 M2/1,596 SF**		

355 & 357 Alfred ,Don’t miss this affordable 2 storey duplex, built 1951, main floor has spacious and sunny living room,3 generous bedrooms ,washroom and kitchen .Upper unit has same layout with main floor unit .It has also spacious and sunny living room ,3 bedrooms ,washroom and kitchen .Upper floor is occupied by tenant.Separate entrance ,separate electric meters ,fenced yard ,newer shingles ,full basement with sub floor possible for development, single garage .Property is SOLD AS IS.It’s been in the market because for couple of months tenant is not allowing showing most of the time but now tenant become more cooperative for showings just need 24 hrs prior to showing upper unit but Mainfloor unit and basement showing is anytime .

628 Burrows Avenue , Winnipeg R2W 2A7 Price: **$229,999**

MLS® #:	**202612706**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1915/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**88.26 M2/950 SF**		

S/S now, OTP THURSDAY June 11 7pm A pleasure to showo neat and tidy! Turnkey Bungalow in a Prime Family-Friendly Location! This charming 3-bedroom 2 full bath bungalow is move-in ready with all the big-ticket upgrades already done! Enjoy peace of mind with a new roof (2025), updated flooring (2023), new washer & dryer (2025), a newer A/C unit, and more. Perfectly situated for families, you'll find Strathcona School, Strathcona Recreation Center, Splash Child Care Center, and Springs Church just steps away—making this an excellent location. Inside, the main floor offers a bright eat-in kitchen with upgraded cabinets, 3 spacious bedrooms, and comfortable living space. The fully finished basement expands your living area with a large rec room, built-in storage, and a full 3-piece bathroom. There's pride of ownership in this home! Step outside to a private backyard surrounded mature trees, no back lane (extra security), a newly refinished raised deck off the kitchen—perfect for morning coffee or summer BBQs—and a lockable storage shed for bikes and tools. A tandem driveway allows convenient parking for 2 vehicles. Don't miss the opportunity to own this move-in ready home in a fantastic community!

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546 Mountain Avenue , Winnipeg R2W 1K9 Price: **$234,000**

MLS® #:	**202607031**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1915/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**118.17 M2/1,272 SF**		

Updated revenue property with strong rental potential, separate utilities, and tenant-friendly features. Offering 4 bedrooms, 2 bathrooms. Owner has completed key updates incl. flooring, windows, kitchens & plumbing. In-suite laundry in both units and separate hydro/water simplify management. Upper unit includes baseboard heat, adding independence between suites. Full basement offers additional storage space. Appliances included for a turnkey transition. Located within walking distance to shops/amenities, near St. John's High School, and 2 mins to Inkster School, with bus routes just outside. Updates: plumbing (2020); shingles, kitchen, flooring, int/ext paint (2021). Unit 2: in-suite laundry (2021), water tank (2022).

616 Langside Street , Winnipeg R3B 2T8 Price: **$234,900**

MLS® #:	**202613886**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**121.89 M2/1,312 SF**		

SS now – offers as received! Opportunity knocks at 616 Langside Street! Whether you're an investor seeking reliable cash flow or a buyer looking to live in one unit while offsetting your mortgage with rental revenue, this centrally located duplex offers outstanding value. This straight and solid 2-story property is ideally situated close to downtown, universities, transit, shopping, and major amenities. The upper unit features 3 bedrooms and 1 full bath with a functional layout. The main floor unit (plus basement) features 2 bedrooms and 1 full bath. Both suites include convenient in-suite laundry and fully separated utilities, boasting 2 hot water tanks, 2 electrical panels, 2 water meters, and separate heating (main floor natural gas boiler/upper electric baseboard), ensuring seamless management. Current rents are $1,000/mo for the main floor and $1,050/mo for the upper unit. Additional highlights include a private backyard, upgraded insulation via the Hydro efficiency program, and a 2-car garage currently used by the main floor tenant. With great tenants in place and future upside potential, this is a versatile opportunity you won't want to miss!

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508 Larsen Avenue , Winnipeg R2K 1R6 Price: **$235,000**

MLS® #:	**202610508**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**124.12 M2/1,336 SF**		

Showings start Saturday May 23, Open House Sunday June 14, 12:oo-1:30. Offers reviewed as received . Great investment opportunity, Solid rental history. This home features 5 bedrooms, a four -piece bathroom and two-piece bathroom, a spacious kitchen with adjacent dining room and living room. Fully fenced and parking for 2 vehicles on the back parking pad. Close to bus routes schools and other amenities. all measurements-/- jogs

473 Redwood Avenue , Winnipeg R2W 1S7 Price: **$236,900**

MLS® #:	**202610968**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945**/	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.56 M2/1,104 SF**		

ATTENTION...this home could be yours for aproximatelly $1,4000 per month (mortgage, taxes & utilities)...Your Shortcut to Homeownership Starts Here. After years of loving and making memories in this charming property, the current owners are ready to pass the torch to you! If you've been searching for the perfect move-in-ready starter home, this is the one. Flexible layout, enjoy the ultimate convenience of a MAIN-FLOOR bedroom, while the upper level gives you a spacious primary bedroom and a cozy den. The bonus space in the basement area is close to completion—featuring a fantastic rec room and an extra office/game room, making it the place for your kids' movie nights or your work-from-home setup! Most of ther the big-ticket items have been updated in recent years, so you don't have to worry. Enjoy a modernized kitchen, all appliaces are to remain, updated 4-piece bath, newer flooring, some updated windows, a high-efficiency furnace, a fully fenced and landscaped private backyard, and the convenience of a single garage. Stop Renting & Start Owning! Take advantage of Manitoba's First-Time Home Buyers Incentives, grants, and funding opportunities to make homeownership a reality. We are here to help you!

1213 Selkirk Avenue , Winnipeg R2X 0C8 Price: **$239,900**

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!

693 Walker Avenue , Winnipeg R3L 1C6 Price: **$239,900**

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**		

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.

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63 Guay Avenue , Winnipeg R2M 0B8 Price: **$239,900**

MLS® #:	**202614489**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1919/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**68.93 M2/742 SF**		

OFFERS AS RECEIVED. Looking to purchase your first home or add a great investment property to your portfolio? This charming home is as cute as they come and is located in a fantastic St. Vital neighbourhood close to shopping, schools, public transportation, and with an easy commute to downtown Winnipeg. The main floor offers a bright open concept living space with room for a dining area and convenient built in storage. The kitchen features ample counter space and cabinetry, making meal prep and everyday living a breeze. A four piece bathroom completes the main level. Upstairs, you'll find two good sized bedrooms with plenty of natural light. Outside, enjoy the low maintenance yard and spacious back deck with lots of room for a BBQ, outdoor dining, and entertaining family and friends. The 20x22 double detached garage, built in 2011, provides excellent parking and storage space. Whether you're a first-time buyer, downsizer, or investor looking for a move in ready property in a desirable location, this home offers exceptional value and opportunity. Don't miss your chance to make it yours!

851 Manitoba Avenue , Winnipeg R2X 0J7

Price: **$239,900**

MLS® #:	**202614544**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**87.70 M2/944 SF**		

Offers as received The best homes aren't just where you live—they're where life happens. They're where family gathers around the dinner table after a long day. Where friends stay a little longer around the fire pit on a summer evening. Where quiet mornings start with a cup of coffee and weekends are spent making memories instead of tackling renovations. At 851 Manitoba Avenue, you'll find a home that invites you to do just that. Thoughtfully updated with refreshed flooring, kitchen, and bathroom, this three-bedroom home offers a warm and welcoming space from the moment you walk through the door. Outside, the fully fenced backyard is ready for everything from family barbecues on the deck to late-night conversations under the stars. With a patio, fire pit area, and double detached garage, there's room to relax, entertain, and enjoy every season. This home is the backdrop for birthdays, celebrations, holiday gatherings, family dinners, and countless everyday moments that become lifelong memories. Come see why this could be the place you'll be proud to call home. Book your private showing today!

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406 MANITOBA Avenue , Winnipeg R2W 2G3

Price: **$239,900**

MLS® #:	**202614342**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1933/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**116.59 M2/1,255 SF**		

Fantastic opportunity! Timeless North End home that works great as a duplex or a large single family home! This home has full bathrooms both on the main floor and 2nd level. You can easily use this property as a 4 bedroom, 2 bathroom home with a finished basement OR a 2 bedroom home with a 1 bedroom suite above. This home has updated windows, boiler and water heater. outside you'll have some gardens and. a single car garage. Convenient location with quick access to downtown and transit. There is some cosmetic updating that needs to be done, but once you do that, you'll have something great!

428 McGregor Street , Winnipeg R2W 4X8 Price: **$239,900**

MLS® #:	**202613864**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**104.05 M2/1,120 SF**		

Showings Start June 18th. Offers ANYTIME. Don't let first impressions fool you, this is one of those homes that truly needs to be seen to be appreciated. Offering 1,120 sqft of well-designed living space, this charming two-storey home blends character, warmth, and modern updates. Step inside to gleaming hardwood floors, a bright and spacious living room, and a functional dining area perfect for family gatherings or entertaining guests. The updated kitchen features granite countertops, stainless steel appliances, and ample workspace for the home chef. At the rear of the home, you'll find a unique back porch showcasing rustic barn wood character and a cozy atmosphere. Upstairs offers three generous bedrooms and an updated four-piece bathroom complete with double sinks. One bedroom even features its own private balcony, an ideal spot to enjoy your morning coffee or unwind after a long day. Notable upgrades include PVC windows, Hardie board exterior, shingles, newer paint, updated 100-amp electrical panel, and copper wiring. Affordable, move-in ready, and loaded with value, this home is the perfect opportunity for first-time buyers, young families, or investors alike.

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805 Pritchard Avenue , Winnipeg R2X 0E8 Price: **$239,900**

MLS® #:	**202613370**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1926/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**99.59 M2/1,072 SF**		

SS 06/12. Step into a home where timeless character meets modern comfort in the heart of Shaughnessy Heights. This beautifully maintained 1½ storey residence offers 1,072 square feet of inviting living space, showcasing the warmth and craftsmanship that make character homes so special. Rich wood finishes, thoughtful updates, and a solid, well-cared-for structure create a perfect balance of charm and functionality. The spacious layout offers comfortable living for families, first-time buyers, or anyone looking to enjoy a home with personality and pride of ownership throughout. Outside, the fully fenced yard provides privacy and peace of mind, complete with a convenient sliding gate and plenty of room to enjoy outdoor living. Perfectly positioned directly across from a school and park, this location offers exceptional convenience for growing families. Public transportation is just moments away, and downtown Winnipeg can be reached in approximately 10 minutes, making daily commuting effortless. Character, location, and lasting quality come together in this Shaughnessy Heights gem—a home that has been lovingly maintained and is ready for its next chapter. H/E Furnace, Hwt '19, Shingles '20

463 Arlington Street , Winnipeg R3N 0Z5 Price: **$239,900**

MLS® #:	**202612282**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**109.90 M2/1,183 SF**		

OTP as rec. Discover this exquisite character home nestled in the vibrant heart of the West End. This splendid home exudes timeless charm; boasting hardwood floors, wood railings, lots of large windows for great natural light, & w/ 3 good sized bdrms, this home is perfect for a growing family or first time home buyers. The living room is a bright space & the perfect place to relax. The well laid out kitchen features an abundance of cupboards/counter space, great for meal prep & hosting friends/family. A large & convienent dining room complete w/ fireplace showpiece finishes off this great main floor. The upstairs is home to 3 good sized bdrms, a tastefully updated 4pc bath, & even extra storage space. The rock solid/straight basement has been insulated for your comfort. It is home to your laundry area & utilitiy area, but could be transformed to have a fantastic rec-room space as well. Outside the home features a good sized yard & awaits your dreams with how to make it your own. In additon there is also ample room for parking too. Add'l updates: Hi-Eff Furnace(24), Hot Water Tank(18), Newer PVC Windows, New Plumbing/Wiring(23), New Insulation Walls/Attic(24), Exterior Paint/Trim(24),Exterior Doors(26)

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519 Ferry Road , Winnipeg R3J 1W5 Price: **$239,900**

MLS® #:	**202612228**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1948/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.03 M2/700 SF**		

Showings start on Now , OPEN HOUSE Sunday June 7, from 2-4 pm. Offers on June 9 evening. If you're looking for an AFFORDABLE and SPECTACULAR 2-bedroom, 1-bathroom bungalow in the lovely neighbourhood of St. James, this is the ONE FOR YOU! Step inside to find a cozy 700 sq ft layout featuring beautiful hardwood floors, bright living and dining areas, 2 generously sized bedrooms with loads of natural light, and the convenience of main floor laundry. The exterior features a fully fenced backyard, a newer deck (2020), an outdoor storage shed for gardening tools, and an oversized single detached garage plus a carport parking with space for 2 extra vehicles. Numerous updates include: Shingles (2024), Unit AC (2024), Hot Water Tank (2023), Fridge (2021), Fresh Paint (2026), and a High-Efficiency Furnace (2018). All appliances are included. This home is built on a crawlspace (no full basement). This amazing location keeps you close to cafes, shops, schools, restaurants, and public transportation.

582 Redwood Avenue , Winnipeg R2W 1T1

Price: **$239,900**

MLS® #:	**202610364**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F3/H0**
Type:	**Duplex**		
Liv Ar:	**178.37 M2/1,920 SF**		

Please note, 24 hours' notice is required for all showings to respect current occupants Presenting a solid investment opportunity, this duplex offers exceptional value for savvy investors. Comprising five bedrooms and three bathrooms, this versatile property is ideal for maximizing rental returns, with the flexibility to accommodate large families or multiple tenants. Situated close to all amenities including shops, schools, and public transport, it ensures high tenant demand and convenience. Both units benefit from a generous layout, and the property's good-sized yard provides outdoor space rarely found in similar offerings. A single garage and additional parking enhance its appeal for tenants with vehicles, while the impressive wrap-around deck offers a fantastic spot to relax or entertain. Currently generating a good income with tenants in place, this duplex represents an excellent addition to any investment portfolio. The property is bursting with potential, whether you're looking to renovate and add further value or continue its strong rental history as is. . Don't miss out on this opportunity to secure a solid asset with enduring rental appeal and room for future growth.

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393 Tweed Avenue , Winnipeg R2L 0V8

Price: **$239,900**

MLS® #:	**202610336**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1976/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Attached**		
Liv Ar:	**66.89 M2/720 SF**		

Offers as received.Tenant occupied. Welcome to newly renovatd 393 Tweed, a charming 2 bedroom, 1 bath sidebyside house in a quiet street on Elmwood/East kildonan neighborhood. This home is ideal for first-time buyers, investors, or downsizers who are looking for a move-in ready property with updates and features. The main floor boasts a spacious living room with laminate flooring and a bright kitchen with ample cabinet space. The level offers two cozy bedrooms and a renovated bathroom. The lower level is partially finished with a space that could be used for office, bedroom and a large insulated recreation area for your entertainment. The home also upgraded windows, and fresh paint. You will love the private backyard with a deck, a fence, and parking space for two cars.The location is perfect for a family as it's within walking distance of schools K-12, walking distance to public transportation. Don't miss this opportunity to own or add this beautiful home to your portfolio.

1201 Dominion Street , Winnipeg R3E 2P6 Price: **$240,000**

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**		

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!

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544 Toronto Street , Winnipeg R3G 1S6 Price: **$244,900**

MLS® #:	**202614464**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1904/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**72.46 M2/780 SF**		

Showings start now. Offers as received. Great opportunity for first-time buyers, families, or investors! This recently renovated home features 2 bedrooms and 1 full bathroom on the main floor, plus a fully finished basement with an additional bedroom and full bathroom. Recent upgrades include a high-efficiency furnace and numerous improvements throughout. Enjoy a spacious deck and fully fenced backyard, perfect for relaxing or entertaining. Conveniently located close to Downtown Winnipeg, the University of Winnipeg, public transportation, and all levels of schools. The fully finished basement provides additional living space for family, guests, or a home office. Why rent when you can own? Monthly mortgage payments could be less than rent. Don't miss this affordable opportunity book your showing today. Measurements +/- jogs.

929 Banning Street , Winnipeg R3E 2J1 Price: **$244,900**

MLS® #:	**202612465**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**98.85 M2/1,064 SF**		

Start showing now. Offers as received. Welcome to this well-maintained home in the family-friendly neighbourhood of Sargent Park! This charming 2-bedroom, 1 full bath, 1 ¾ home offers a great blend of comfort, updates, and value. Major improvements include shingles (2017), hot water tank (2024), and furnace (2025). Additional features include an alarm system, security sliding gate off the back lane, and a fully insulated and drywalled basement ready for your finishing touches. Patio doors lead to a spacious deck, perfect for summer BBQs and entertaining, while the fully fenced backyard provides a secure space for children and pets. The home was extensively renovated and drywalled approximately 25 years ago and has been lovingly maintained ever since. Conveniently located close to schools, parks, shopping, and transit, this is an excellent opportunity for first-time buyers and young families alike.

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258 Cathedral Avenue , Winnipeg R2W 0X5 Price: **$246,700**

MLS® #:	**202605877**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**124.58 M2/1,341 SF**		

Welcome to this beautifully updated, turn-key duplex! This property features two spacious 2-bedroom units, each offering updated kitchens and bathrooms for modern comfort. Utilities are fully separated with individual hydro and water, making it an excellent investment opportunity. Currently rented to long term tenants for $817 & $1200 per month + utilities, willing to give vacant possession with 60+days notice. Additional upgrades include two hot water tanks, newer shingles, PVC windows, appliances, and convenient in-suite laundry for each unit. Book your showing today!

366 Kent Road , Winnipeg R2L 1Y1

Price: **$249,000**

MLS® #:	**202614522**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1955/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**76.18 M2/820 SF**		

Offers as received. This delightful 2 bed, 1 bath bungalow nestled in East Elmwood is the perfect place to plant your roots. At 820 sq ft of thoughtfully updated living space, this home proves that great things really do come in small packages. Step inside + you'll immediately notice the care + investment that has gone into this property. The beautifully renovated kitchen is the heart of the home, bright, fresh, and ready for your morning coffees + home-cooked meals, complete with newer appliances that make everyday living a breeze. From the brand-new windows that bathe every room in natural light, to the refreshed bathroom that feels clean and modern, this home has been lovingly upgraded so you don't have to worry about a thing. Just move in and enjoy. Out back, you'll fall in love with the oversized, deep lot, rare for this price point and perfect for a future garden, play area, or simply soaking up the summer sun on your brand-new deck. It's the kind of outdoor space that turns a house into a home. Families will appreciate being just steps from a local school, making this an ideal fit for first-time buyers ready to settle into a welcoming neighbourhood.

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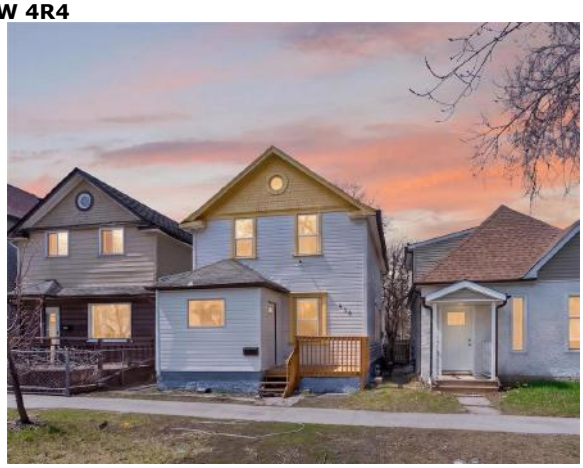
410 Powers Street , Winnipeg R2W 4R4

Price: **$249,800**

MLS® #:	**202609970**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**130.06 M2/1,400 SF**		



Showings start now offers presented as received. This newly renovated duplex offers a fantastic chance for both investors and homeowners looking for versatile living space with strong income potential.Both units have Living room,2 Bedrooms,1 Bath ,Kitchen ideal for rental income or living in one while renting out the other..Updated electrical and plumbing throughout – major systems have been professionally modernized for peace of mind and lower maintenance costs.Separate hydro meters for each unit – tenants pay their own heat and hydro making this a true turn-key income property. Solid structure in a convenient location with easy access to schools, shopping, transit, and major routes. Whether you're an investor seeking reliable cash flow or a buyer wanting a spacious home with mortgage-help potential, this duplex delivers excellent value. The recent updates to electrical, plumbing, new soft close kitchen cabinets with quartz countertops and matching backsplash, new appliances. New attic insulation R70, new vinyl plank flooring and updated washrooms with new vanities, reduce future expenses and appeal to quality tenants. Don't miss this opportunity, Book your showing today.

876 WILLIAM Avenue , Winnipeg R3E 0Z6 Price: **$249,900**

MLS® #:	**202615449**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.35 M2/768 SF**		

Starts July 4 - Offers July 10 @5pm. Longtime owner of this solid 768 sq. ft. 2 bedroom Bungalow with a huge deep 155 ft. lot and a detached oversized single garage plus additional parking for 2 more vehicles. This is a great investment property or 1st time home buyers looking to get a start on affordable home ownership! Handsome stucco facade with flowerbeds and a nice green lawn offers great curb appeal. Formal entryway features a beautiful prominent, wood front door w/ gilded glass insert.Spacious Liv Rm greets your guests with a large tri-pane 2pc window, ceiling fan, and HWFLR under vibrant red carpet. Lrg Eat-Kitchen feat multiple real wood Cabinetry, bright tri-pane, ceiling fan plus Fridge & Stove included. Hardwood Flrs adorn the 2 bedrms and a clean 4pc Bathrm w/ newer toilet, tiled walls/tub surround, newer sink and plank flooring services this level! The full bsmnt is beautifully finished in a classic wood panel style plus Dry Bar. Adjacent storage/utility room provides '21 HWTNK,'13 HI-EFF FURN, '26 Elec panel,2nd Fridge,Washer/Dryer & Pantry!Glorious, fenced Backyard w/sheltered Patio,beautiful lawn/landscaping/Shed and o/sized Garage!'16Shingles.Close to HSC & everything! Great value!

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954 Dominion Street , Winnipeg R3G 2P1 Price: **$249,900**

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!

329 Lansdowne Avenue , Winnipeg R2W 0G7

Price: **$249,900**

MLS® #:	**202614616**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1920/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**164.62 M2/1,772 SF**		

Offers as received. Loads of opportunity on this solid 1772 sqft 3 bedroom 1.5 bathroom home. Step inside through the 3 season porch into a L shaped living room offering plenty of space for a large family. Huge kitchen with plenty of counter and cabinet space, pantry and space for dining table. 2 main floor bdrms along with 4 pc main bathroom and convenient main floor laundry. Upstairs consists of loft style rec room and primary bedroom with his and her closet and 2 pc ensuite. Fully fenced backyard with single detached garage & additional parking for 3. Additional features & upgrades: pvc windows throughout, aluminium soffit and fascia, maintenance free vinyl siding on addition, addition built on piles, HWT ('25) 200 amp panel. Straight and solid home. Great property for handy home owners, investors looking to BRRR, flip of rent as is.

882 Sherburn Street , Winnipeg R3G 2L4 Price: **$249,900**

MLS® #:	**202614514**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1928/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.72 M2/772 SF**		

Offers as received* This West End bungalow has the kind of original character and charm that makes a house feel like a home. Beautiful hardwood floors run throughout, and thoughtful details like the ornamental fireplace and classic clawfoot tub speak to the craftsmanship of a bygone era. The dining room is a real standout — large windows on three walls flood the space with natural light that carries through into the connected living room, making the main floor feel bright and welcoming. Both bedrooms are a good size, and the kitchen strikes a nice balance between character and function with butcher block countertops and stainless appliances. The partially finished basement is a generous open space, ready to be shaped into whatever you need. Outside, a west-facing sunroom is a true summer asset — enjoy the long evenings in comfort without fighting the bugs. The fully fenced yard includes a newer 16' x 11' shed that works equally well as a workshop, storage, or play space, and there's a parking pad for added convenience. Add your finishing touches to make it your own — the foundation of something really special is already in place.

539 Agnes Street , Winnipeg R3G 1N6 Price: **$249,900**

MLS® #:	**202614300**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1906/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**81.57 M2/878 SF**		

SHOWINGS START NOW! OFFERS AS RECEIVED. Move-in ready and packed with value! Whether you're a first-time buyer or looking for a solid investment property, this well-maintained home is an excellent opportunity. Offering 2 bedrooms, 2 bathrooms, and a fully finished basement, there's plenty of additional living space for family recreation, a home office, or guests. The upgraded kitchen adds modern style and functionality, while all appliances are included for a seamless move. Outside, enjoy a fully fenced yard, deck, and a carport with overhead doors, plus rear parking access. Together, the carport and rear parking can accommodate 2 vehicles. Major upgrades have already been completed by the previous owner, providing added peace of mind and exceptional value. Conveniently located just minutes from downtown, churches, public transit, schools of all ages, shopping, restaurants, and the University of Winnipeg. No bidding wars—buy with confidence and at your own pace. Quick possession available. Call today to book your private showing!

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931 Minto Street , Winnipeg R3G 2R7 Price: **$249,900**

MLS® #:	**202614265**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1941/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**58.99 M2/635 SF**		

Showings start Friday, June 19, with offers reviewed June 25. Open House Saturday and Sunday 1-6pm. Welcome to 931 Minto Street in the desirable Sargent Park area. This charming and affordable 2-bedroom, 1-bathroom home offers tasteful updates throughout, including windows (2021), HWT (2024), and a beautifully renovated bathroom (2026). Large windows fill the home with plenty of natural light, creating a bright and inviting atmosphere. The functional eat-in kitchen features a custom breakfast nook, adding both character and comfort to the space. The basement offers great additional living space with a cozy rec room, laundry area, and a separate room that may be used as a bedroom, office, or storage (window does not meet egress). Step outside to enjoy the fully fenced yard, perfect for kids, pets, or entertaining. Situated on a quiet street close to Polo Park shopping center, Cindy Klassen Arena, all levels of schools, restaurants, and all other conveniences.This home is a fantastic opportunity for first-time buyers, downsizers, or investors. A must-see in a great location. Book your showing today!

654 College Avenue , Winnipeg R2W 1N2 Price: **$249,900**

MLS® #:	**202612937**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**146.60 M2/1,578 SF**		

Located in an amenity-rich area with strong rental appeal, this property offers convenient access to grocery stores, schools, public transit, banking, parks, and churches. Health Sciences Centre is approximately 8 minutes away, while downtown Winnipeg is less than a 10-minute drive, making it an attractive location for tenants and investors alike. The fenced front and rear yards are designed for easy maintenance. This income-producing duplex offers a total of 5 bedrooms and 2 full bathrooms, including a 3-bedroom upper suite and a 2-bedroom lower suite. Separate hydro meters, shared laundry facilities, and a full basement with ample storage space add to the property's functionality. Currently generating $2,650/month in rental income. The lower suite is rented for $1,250/month (tenant pays hydro) with a lease in place until Sept. 30/26, while the upper suite is rented for $1,400/month (utilities included) with a lease in place until Feb. 28/27. Improvements completed by a previous owner in 2015/2016 include updated electrical, a high-efficiency furnace, hot water tank, PEX plumbing, spray foam attic insulation, shingles, siding, fascia, soffits, and downspouts.

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414 Aikins Street , Winnipeg R2W 4H5 Price: **$249,900**

MLS® #:	**202608012**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**151.43 M2/1,630 SF**		

Welcome to 414 Aikins Street, a solid and spacious duplex with separate entrances making it an excellent choice for an investor or someone wanting to live in one suite and rent out the other. The upper suite has 2 BDs, kitchen, 4-piece bathroom, living room with patio doors to a 13 x 10 deck which has stairs down to the ground level. The upper suite has its own electrical meter and electric heat, an in-suite washer and dryer. Many of the windows have been upgraded to dual pane. The main floor suite is a 3 bedroom with eat-in kitchen with updated counter and flooring, a living room and a four-piece bathroom plus access to the basement for laundry. Most of the flooring on the main is updated and many of the windows are upgraded to dual pane. Separate electrical and gas furnace for the main floor. The HE furnace is 4 years old, HWT is 8 years old, house shingles are 8 years old. Basement is insulated and drywalled. Parking for two vehicles,

984 Alfred Avenue , Winnipeg R3X 0V4

Price: **$249,999**

MLS® #:	**202605353**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1935/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.19 M2/1,100 SF**		

Showings Start Now Offers as Received. Fabulous Family Home with 4 Bedroom, 1 Bathroom and Single Detach Garage. Fantastic location on a Dead End Street with minimal traffic & close to everything. Classic floor plan with 2 Bedrooms on Main and 2 Large Bedrooms Upstairs. New Kitchen with new counter top. Stainless steel Fridge, Stove & Hood Fan. Gorgeous Laminate flooring. 4 piece bath. 3/4 Basement. Front heated Porch and a back Porch. Newer High Efficient Furnace, New Hot Water Tank, New Panel, Central A/C YES!!! New Paint throughout the home. Newer Doors. Home has been upgraded and Price to Sell. Book your private viewing. See video. Was currently Rented for $1700 plus Utilities. Move in or keep it rented for extra income.

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

Homes Priced From

$251,000-$300,000

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($1126-$1346/month)

Listing details provided by:

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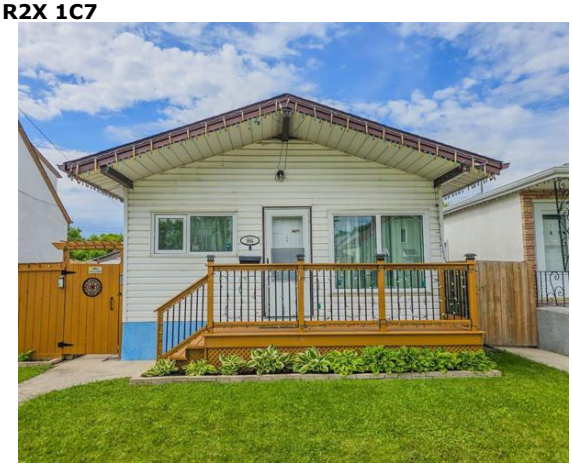
CENTURY 21®
Carrie Realty

Residential Client Multi Photo (Small Print)

964 Mountain Avenue , Winnipeg R2X 1C7 Price: **$254,900**

MLS® #:	**202614006**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.13 M2/701 SF**		



Allow 24 hours for review of offers. Jump into home ownership! Attractive 2 bdrm bungalow with vinyl sided exterior and shingles approx 2-3 years old. Walking up to this home is a cozy front deck - great for sitting enjoying your coffee. Walking into the fully fenced yard and you'll appreciate the immense size of the yard. A side patio is great for those summer nights and a back patio also compliment the yard. You'll love the 22 x 22 ft garage with high ceilings built in 2007 along with the carport area with sliding gate and convenient shed add to the yard. The home features 2 bdrms, Large kitchen (appliances included) 4 pc bath and cozy livingroom. The developed part basement and office area along with developed storage areas add to the space. The home also features hi effec furn, Central A/C, alot of upgraded windows & more.

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180 Magnus Avenue , Winnipeg R2W 2B4 Price: **$254,900**

MLS® #:	**202609349**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1962/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**86.86 M2/935 SF**		

NEW PRICE REDUCED!!! SS now. Offers as received. Welcome to this charming and well-maintained bungalow, an excellent opportunity for first-time buyers, investors, or anyone looking for value and space at an affordable price point. This home features 2 spacious bedrooms on the main floor, along with an additional 2 bedrooms (windows may not meet egress) in the fully finished basement. It also includes 2 full bathrooms providing convenience for everyday living and entertaining. Enjoy the bright and inviting interior, highlighted by large windows that fill the space with natural light. The fully finished basement is huge offering plenty of extra living space, perfect for a recreation room, family area, or additional storage. Outside, you'll find a single detached garage and a practical yard space. As per seller, updates include shingles (2020), tankless water heater (2019), high efficiency furnace (2016), interior paint on the main floor and bedroom carpets (April 2026). Great opportunity to create value. Don't miss out!

495 Matheson Avenue , Winnipeg R2W 0E3 Price: **$259,900**

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**		

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.

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494 Langside Street , Winnipeg R3B 2T7 Price: **$259,900**

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**		

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 Price: **$259,900**

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**		

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!

432 Dumoulin Street , Winnipeg R2J 0B8

Price: **$259,900**

MLS® #:	**202614276**	Area:	**2A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.44 M2/769 SF**		

SS Noon June 20. Tucked away in a quiet pocket of St. Boniface, this 2-bedroom, 1-bathroom bungalow offers a rare opportunity to purchase in a truly special setting. An oversized lot situated beside a park and overlooking the Seine River, you'll enjoy beautiful views and easy access to nearby walking paths and green space. With 768 square feet of living space, this home has been a rental property for many years and presents an excellent opportunity for someone with vision. Whether you're looking to renovate, invest, or explore future possibilities, the exceptional location is sure to inspire. Affordable opportunities in scenic riverfront settings like this are hard to find. Call your trusted Realtor to view.

1127 Valour Road , Winnipeg R3E 2W6 Price: **$259,900**

MLS® #:	**202614217**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1925/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**62.34 M2/671 SF**		

Cute as a button and perfect for first-time home buyers! This charming Sargent Park home offers 2 bedrooms on the main floor plus an additional bedroom in the partially finished basement, providing flexible living space for a growing family, guests, or a home office. Enjoy peace of mind with numerous recent upgrades, including roof shingles, furnace, central air conditioning, and hot water tank. The partially finished basement offers extra living space and future development potential. Ideally located close to schools, shopping, restaurants, and everyday amenities, with public transportation just steps away and Polo Park Shopping Centre only minutes away. Affordable, move-in ready, and packed with value—this is one you won't want to miss!

1201 Selkirk Avenue , Winnipeg R2X 0C6 Price: **$259,900**

MLS® #:	**202613831**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**120.77 M2/1,300 SF**		

SS Now/Offers as received - Move right in and enjoy this beautifully updated 1,300 sqft two-storey home offering 3 bedrooms, 2 bathrooms, and a fantastic layout designed for everyday living! Step inside to a bright and spacious living room featuring durable laminate flooring and large windows that fill the space with natural light. Whether you're relaxing after a long day or hosting family and friends, this inviting space is sure to impress. The updated kitchen is a dream for any home chef, boasting an abundance of cupboard and counter space, stainless steel appliances, stylish tile backsplash, and plenty of room to cook, gather, and entertain. A spacious main floor laundry room adds extra convenience, while the updated 2pc bathroom completes the main level. Upstairs you'll find a generous primary bedroom with direct access to the updated 4pc bathroom, along with two additional well-sized bedrooms. Outside, enjoy green space perfect for garden boxes, outdoor activities, or letting your furry friends roam. The double detached garage provides plenty of room for parking, storage, and hobbies. Updated, move-in ready, and packed with value, this is a home you'll be proud to call your own. Don't miss it!

215 Forrest Avenue , Winnipeg R2V 1J9 Price: **$259,900**

MLS® #:	**202613994**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1932/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**51.38 M2/553 SF**		

SS Now. Offers anytime. Welcome to this beautifully renovated home in desirable West Kildonan! This move-in-ready property offers 2 bedrooms, 1 full bathroom, and a bright, inviting living space. The spacious living room flows seamlessly into the updated kitchen, creating the perfect setting for entertaining family and friends. The stunning kitchen features brand-new high-gloss cabinetry, quartz countertops, and newer appliances. The fully remodeled bathroom includes a stylish standing shower, new vanity, and updated fixtures. Step outside and enjoy the newly built front deck, perfect for summer evenings. The property also includes a single detached garage and parking pad. Recent upgrades include dual-pane windows (2026), 8mm luxury vinyl plank flooring (2026), new lighting (2026), new stucco (2026), fresh landscaping, and more. Conveniently located near shopping, schools, and amenities, including Garden City Mall, Edmund Partridge School, and Garden City Collegiate. Don't miss this opportunity to own a beautifully updated home in a sought-after location. Book your private showing today!

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254 Harbison Avenue W, Winnipeg R2L 0A5 Price: **$259,900**

MLS® #:	**202613869**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**84.73 M2/912 SF**		

NEW kitchen cabinets/counters/island/IKEA Glass/quartzlike counters/luxury vinyl plank floors/pantry/freshly painted/large mstr BR. Many updated windows some new in 2026, Shows minty! QUICK POSSESSION close to schools & bus

133 Burrows Avenue , Winnipeg R2W 1Z3 Price: **$260,000**

MLS® #:	**202614688**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**114.18 M2/1,229 SF**		

Welcome to 133 Burrows Avenue, a charming Victorian-style two-storey home located in a quiet pocket of North Point Douglas. This character-filled residence offers 3 bedrooms, 1 spacious bathroom and a renovated cozy kitchen designed for modern living. Beautiful hardwood floors, original hardwood trim, and classic baseboards that showcase the home's timeless appeal. Upgrades include newer windows and a high-efficiency furnace for added comfort and energy efficiency. Conveniently located near the river, downtown Winnipeg, schools, and public transportation, this home combines character, comfort, and accessibility. First come first serve. Don't miss! This is a rare find.

1152 Alexander Avenue , Winnipeg R3E 1K5 Price: **$264,900**

MLS® #:	**202614380**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1977/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**112.97 M2/1,216 SF**		

S/S now. Offers Tuesday June 30th. OH Sunday June 28th, 1-3 PM. Move-in ready and exceptionally well maintained, this spacious 1,200 sq. ft. two-storey home offers outstanding value for first time home buyers, investors, and downsizers. This two-storey side by side Weston home featuring 3 beds, 1.5 baths, a fully finished basement, and a private backyard oasis! The living room offers tons of natural light with huge newer windows and flows perfectly into the modern kitchen complete with stainless steel appliances. Plus a half bath completes the main floor adding convenience for guests. The upper level features 3 bright and spacious bedrooms plus a full bathroom - a layout that maximizes space, functionality, and privacy. The fully finished lower level offers an ample rec area perfect for a gym or hobby space and an additional spacious bedroom. With this much versatility, hosting guests becomes a breeze! Finally, enjoy your own private backyard oasis complete with a fence and your own space for a gazebo perfect for backyard summer bbqs or simply relaxing in the sun. This stunning home demonstrates true pride of ownership. Book your showings today!

126 Inkster Boulevard , Winnipeg R2W 0J4 Price: **$264,900**

MLS® #:	**202610989**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1949/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**76.83 M2/827 SF**		

Offers as received. Welcome to this charming bungalow in the quiet neighbourhood of Scotia Heights! Upon entry, you'll appreciate the abundance of natural light pouring through the large front window. The functional layout flows seamlessly from the living room into the recently renovated kitchen, featuring quartz countertops and stainless steel appliances. Just off the kitchen is a cozy dining area, along with two comfortable bedrooms and a spacious 4-piece bathroom. The basement offers excellent potential for future development while currently providing ample storage space and a dedicated laundry area. Outside, the 120' deep lot offers plenty of backyard green space to enjoy. A single detached garage plus additional parking pad provide convenient off-street parking. Additional upgrades include shingles with synthetic underlay '21, attic insulation upgraded to R40 '21, luxury vinyl plank flooring '21, interior paint '26, and brand new front steps '26. Contact your REALTOR® today to book a showing and learn more!

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530 Craig Street , Winnipeg R3G 3C1 Price: **$264,900**

MLS® #:	**202607608**	Area:	**5B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**100.06 M2/1,077 SF**		

TREMENDOUS VALUE WITH MASSIVE UPSIDE POTENTIAL! THIS IS AS GOOD AS IT GETS! With the right cosmetic touches & upgrades, limited only by your vision & talent, this super affordable family home would shine! A great classic design 1 1/2 story home featuring 2 ample sized beds & full 4 piece bath and generous treed lot. As you enter, you'll find an outstanding floor plan where all the spaces blend seamlessly together including a modern kitchen with its own breakfast nook & main floor laundry. The upper level features 2 ample sized beds and full 4 piece bath. All this and more await you and your family in one of the most sought after communities anywhere in the city. Close to schools, shopping, recreation, transportation & everything else. Currently rented to great long term tenants who would like to stay. A scarce opportunity such as this is rarely offered and present an overall wonderful opportunity. DO NOT LET THIS BE THE GREAT ONE THAT GETS AWAY! Call your agent today for your own private showing.

940 Carter Avenue , Winnipeg R3M 2E3 Price: **$265,000**

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**		

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.

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419 Mountain Avenue , Winnipeg R2W 1K5 Price: **$269,000**

MLS® #:	**202610272**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1929/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**113.43 M2/1,221 SF**		

SS Now. Offers presented as received. Open House: May 17 (2pm-4pm). This beautifully renovated 4-bedroom with 2 full baths & finished basement residence offers a perfect blend of modern upgrades and functional living spaces. Ideal for families, it features thoughtfully designed interiors and a finished basement for added versatility. This home offers a perfect canvas for creating lifelong memories. Whether you're hosting gatherings in the spacious living areas or enjoying quiet family nights in the finished basement, this home is designed to meet your needs now and in the future. Don’t miss out on this exceptional opportunity! Make it yours and embrace a lifestyle of comfort and convenience. The finished basement adds valuable, flexible square footage to fit your lifestyle. Create a cozy second living room, a dedicated home office, or an entertainment space for movie nights and game days. It can also serve as a guest area or hobby zone—ready to adapt as your needs change. If you’re looking for a fully renovated, move-in ready home with room to grow, this one is a must-see.

425 Talbot Avenue , Winnipeg R2L 0R2

Price: **$269,900**

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**		

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!

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939 Selkirk Avenue , Winnipeg R2X 0B9

Price: **$269,900**

MLS® #:	**202614075**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**98.48 M2/1,060 SF**		

No Bidding War Here! Offers as Received! Call for your private showing! Move-in ready, this beautifully updated 2-storey home is the perfect opportunity for first-time buyers, young families or investors! Step inside to a bright and inviting main floor featuring a spacious living room with a large bay window, a formal dining room, and an updated kitchen with modern cabinetry, stainless steel appliances and plenty of prep space. Fresh paint, updated flooring and tasteful finishes throughout create a clean, contemporary feel while maintaining the home's timeless charm. Upstairs you'll find two generously sized bedrooms with ample closet space and a beautifully refreshed full bathroom. The basement provides excellent storage and a spacious recreation room for your family to enjoy along with an additional bathroom. Outside, the fenced backyard gives you room to add your own landscaping touches. Conveniently located close to schools, parks, shopping, public transit and everyday amenities, this affordable home offers exceptional value at $279,900. Don't miss your opportunity to own this stylish, move-in ready home—book your private showing today!

107 Villeneuve Boulevard , Winnipeg R3V 1C2

Price: **$269,900**

MLS® #:	**202614594**	Area:	**1Q**
Status:	**A**	DOM:	
Yr Blt/Age:	**1970/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**101.17 M2/1,089 SF**		

Showing start June 23rd, Offers Tuesday June 30th 5pm.Welcome to this affordable and spacious 1,089 sq. ft. attached two-storey home in desirable St. Norbert! Offering 4 bedrooms and 1.5 bathrooms, this home is perfect for growing families or first-time buyers. The main floor features a bright living room, convenient 2-piece bath, dining area, and a spacious eat-in kitchen with a pantry—perfect for family dinners and everyday living. Upstairs you'll find four bedrooms and a full bathroom. The partially finished basement offers additional living space and plenty of storage. Recent updates include a new furnace and central air conditioner (2025) and shingles (2017), providing added peace of mind. Outside, enjoy a long driveway with ample parking and two storage sheds included. Conveniently located close to schools, parks, shopping, and all amenities, this is a fantastic opportunity to own a great family home in a sought-after neighbourhood!

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468 Brandon Avenue , Winnipeg R3L 0T8

Price: **$269,900**

MLS® #:	**202614659**	Area:	**1Aw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1908/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**92.90 M2/1,000 SF**		

SS Now - OTP June 26 RENOVATED HOME - NEW FENCE - DETACHED SINGLE GARAGE W/OPENER! This cute home is a perfect starter home or an ideal home for a small family! Freshly painted with all new laminate flooring throughout, the home shows beautifully and can't wait to welcome its new owner(s). The bright living room is spacious with an electrical and tv connection on the wall and a beautiful newer window lets in lots of light. Through the living room you'll find the kitchen featuring bright white cabinetry and beautiful patio doors to the backyard with its sturdy deck and single detached garage! Off the kitchen is a large combination bathroom and laundry room! This level is complete with two bedrooms both with closets. Upstairs, the large loft is ideal for use as a playroom for the kids, a teen hangout, a home office or even a man cave! All this on a lovely fenced lot across the street from the Brandon Avenue Tot Lot! Call today to book your appointment to view!

38 Hull Avenue , Winnipeg R2M 0Z2

Price: **$269,900**

MLS® #:	**202614488**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1929/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.69 M2/804 SF**		

OFFERS AS RECEIVED THIS "Cozy Cottage Style Bungalow" is just over 800 sq. ft. It has two bedrooms and one 4 pce bathroom. The home features a "Bright, White, Updated Kitchen with a lovely island, beautiful quartz counter tops and vinyl plank floor. The lower cabinets offer large drawers with smaller ones inside which allow for easy organizing and efficiency. HEFurnace, 100amp service and central air conditioning. All windows updated except front window in living room, Roof replaced 2018. Spacious mudroom at side entrance. The exterior of the home is low maintenance vinyl siding along with a large fully fenced, tastefully landscaped yard and garden shed. Don't miss out and BOOK YOUR SHOWING TODAY!!!

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354 Morley Avenue , Winnipeg R3L 0Y5

Price: **$269,900**

MLS® #:	**202613635**	Area:	**1Aw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**88.07 M2/948 SF**		

Perfect Property For investors! This move-in-ready home is perfect for young professionals, first-time homebuyers, or investors. Nestled in the heart of Lord Roberts, this tastefully updated three-bedroom, two-bathroom home boasts modern upgrades like newer windows, a high-efficiency furnace, an updated kitchen and bathrooms, and beautiful laminate flooring throughout. The main level features an open living room and dining area with high ceilings, while the modern white kitchen includes ample cabinets and appliances. Convenient laundry space is located on the main floor, and the two good-sized bedrooms offer plenty of natural light. The spacious main-floor four-piece bathroom is a highlight, and the open, spacious master retreat upstairs features a two-piece ensuite. Enjoy the season in your private fenced backyard or relax on your front porch.

119 Perth Avenue , Winnipeg R2V 0S8

Price: **$269,900**

MLS® #:	**202612970**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1917/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**69.86 M2/752 SF**		

OPEN HOUSE SUN, JUNE 14 @ 2-4. Welcome to this charming 2-bedroom home located in sought-after Scotia Heights. Enjoy the comfort of many recent upgrades, including new windows, updated flooring, fresh interior paint, and a beautifully renovated kitchen with plenty of cabinet space. The home features a large, inviting living room, and the current dining room can easily be converted back into a third bedroom if desired. The backyard completes the property, offering a great space for kids, pets, or outdoor entertaining. A wonderful opportunity in a fantastic area close to the river and walking and biking trails on Scotia Dr.

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587 Ashburn Street , Winnipeg R3G 3C4

Price: **$269,900**

MLS® #:	**202612478**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**69.77 M2/751 SF**		

Welcome to this charming and affordable home in the desirable Polo Park neighbourhood! Located within walking distance to shopping, restaurants, public transit, and everyday conveniences. Perfect for first-time buyers, downsizers, or investors looking to add a solid property to their portfolio. Step inside through the inviting sunroom, the perfect place to enjoy your morning coffee. The main floor offers a functional layout featuring a bright living room filled with natural light, a formal dining area that can easily serve as a flex space, and an updated kitchen complete with white cabinetry, butcher block countertops, tile backsplash, stylish checkered flooring, and stainless steel appliances. The main floor is finished with two spacious bedrooms and a refreshed 4-piece bathroom. Downstairs you'll find a large recreation room, a versatile bonus room ideal for a home office or potential third bedroom (window does not meet egress requirements), plus plenty of storage space. Outside, enjoy the fenced front yard, single detached garage, and additional parking pad. Notable updates include the kitchen, bathroom, high-efficiency furnace, paint, and light fixtures. Call now!

1906 Pacific Avenue , Winnipeg R2R 0G1

Price: **$269,900**

MLS® #:	**202607242**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1925/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**62.34 M2/671 SF**		

Offer as receive . Check out this beautiful ,lovingly cared and well maintained bungalow with a pride of seller with 28yrs of ownership. As you entered the front door you will be greeted by a sunny living room and formal dining area with an open concept kitchen ,2 bedrooms and full bath in the main floor.Basement has a renovated recreation area ,2 rooms which can be used as office/ den or computer room with a 1 pc bath for convenience.Upgrades as per seller are : roof (2021)window (2009)furnace and hot water tank (2023)Fridge and stove (2025) kitchen and basement flooring are newer,100 amp. Brooklands School is walking distance and few min drive to Red River College .It boasts front driveway with oversized double garage built 2013 .

1897 Bannatyne Avenue , Winnipeg R2R 0B3

Price: **$269,999**

MLS® #:	**202605110**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1950/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**88.63 M2/954 SF**		

Two-bedroom plus den home—perfect for first-time buyers or as a fantastic revenue property! Home features several recent updates, including new shingles and windows completed in 2024, along with some new drywall and fresh paint for a modern, refreshed feel. The bathroom has been beautifully redone, offering both style and functionality. Step outside to enjoy the fully fenced backyard—ideal for pets, kids, or summer entertaining. An excellent opportunity to own an affordable, move-in-ready home with great potential!

26 Beaumont Bay , Winnipeg R3T 0N1 Price: **$274,900**

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**		

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.

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506 Simcoe Street , Winnipeg R3G 1W5 Price: **$274,900**

MLS® #:	**202614445**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**149.95 M2/1,614 SF**		

SS Now. Offers as Rec'd. Affordable, updated, and move-in ready — This 3 bed, 1.5 bath offers exceptional value with far more space than meets the eye. The main floor features bright living areas, a functional kitchen, and a convenient half bath, making everyday living easy and practical. Upstairs, the second floor includes three comfortable bedrooms and a full bathroom, providing a well-organized layout for families. The upper half-storey adds two versatile flex rooms — perfect for home offices, kids' playrooms, hobby spaces, or extra storage. The basement offers even more usability with room for a workshop, plus dedicated laundry and storage areas. Outside, you'll enjoy a new deck and a fully fenced yard, ideal for pets, gardening, or summer gatherings. Located close to schools, transit, shopping, and community amenities, this centrally situated home is an excellent fit for first-time buyers, growing families, or investors seeking a solid, low-maintenance property. 506 Simcoe Street delivers space, flexibility, and unbeatable value in the heart of Winnipeg. Call your agent to book a viewing!

526 Simcoe Street , Winnipeg R3G 1W5 Price: **$274,900**

MLS® #:	**202613837**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**7**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**194.17 M2/2,090 SF**		

Turnkey Duplex w/Strong Income Welcome to this well-maintained side-by-side duplex located in a desirable rental area with a proven history of tenant demand. Whether you're looking to grow your investment portfolio or explore house-hacking opportunities, this property offers flexibility, income, & future potential. * Side-by-side duplex layout * One unit currently rented, providing immediate income * Second unit available for owner occupancy or a new tenant * Structurally sound and functionally solid * All separately metered utilities * Strong cash-flow potential from day one The Neighbourhood - Situated in an established area where rental demand remains strong. Convenient access to city amenities, services, and transportation makes it an attractive choice for both renters and owners alike. * First-time investors seeking reliable cash flow * Experienced investors looking to expand their portfolio * House hackers interested in offsetting living costs * Buyers who appreciate a property with solid fundamentals and room for future upside Properties that offer income, flexibility, & value-add potential don't come along every day.

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265 Marjorie Street , Winnipeg R3J 1R5 Price: **$274,900**

MLS® #:	**202612758**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1918/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.19 M2/917 SF**		

Discover this bungalow that perfectly combines modern updates with classic appeal. Living and Dining room combo features parquet floors and fresh paint. The kitchen features a stylish island cooktop, setting the stage for delightful culinary experiences. Two spacious bedrooms and the convenience of main-floor laundry add to the home's functionality. Remodelled bathroom has walk in shower and stylish vanity. Enjoy year-round comfort with a high-efficiency furnace and central air conditioning, while the included appliances simplify your move-in process. With a new hot water tank (2025), recently updated shingles (2022), and a freshly painted deck enhances your summer living space. This home is truly move-in ready. Additional highlights include two-car parking and a prime location near parks, bus transportation, and shopping. Call today to schedule your tour!

912 William Avenue , Winnipeg R3E 0Z8

Price: **$274,900**

MLS® #:	**202612305**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**125.42 M2/1,350 SF**		

Located one block from Health Sciences Centre, this extensively renovated Duplex boasts tremendous income potential. Remodels include laminate flooring, new mechanicals, custom kitchens, paint & more! Check it out today!

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505 GARLIES Street , Winnipeg R2W 4Y9

Price: **$274,900**

MLS® #:	**202612167**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1943/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**66.89 M2/720 SF**		

Offer as Received. Open House Sunday, June 28, 2- 4 pm. PDS uploaded. This bungalow is only 720 sft living area recorded in the city but it looks a lot bigger in person. Welcome to this well-maintained Bungalow located in the quite area corner of Machray and Garlies street. It has a nice layout, and space is maximized It has 2 beds in the main floor and another bed in the basement. Bathroom is 4 pieces and renovated also in the main floor. This house has a single detached garage and a spacious backyard and front yard, for you and your Kids to enjoy. Newer Shingles, freshly painted. Upgraded doors and windows, 100 amps electricity. Ready to move in. Close to schools, shopping and transportation. This is Must-see

345 Kensington Street , Winnipeg R3J 1J6

Price: **$274,900**

MLS® #:	**202609346**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1918/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**77.67 M2/836 SF**		

Offers ANYTIME | Incredible value for a 2-bedroom home in St. James. The DOUBLE GARAGE with an automatic door is a standout feature—providing ample space for parking during the cold winters, and a built-in workbench! The bungalow is 836 sq ft, straight, solid, and well taken care of. Great flow with a MASSIVE living room open to your updated kitchen space (with new stove). Down the hall are 2 bedrooms and an updated 4 pc bath. At the back of the home is a laundry room and a hatch for your half-basement access, where you have a sump pump, Furnace (2025) and HWT (2019). The fully fenced low-maintenance yard is spacious with a large deck (refinished in 2026) perfect for BBQ season. All of this a few-minute walk from Polo Park and all the amenities it brings!

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320 Hampton Street , Winnipeg R3J 1P6

Price: **$279,000**

MLS® #:	**202613047**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**93.37 M2/1,005 SF**		

"Super Starter" Lots of updates inside and out! Three spacious bedrooms, huge living room and primary, main floor laundry! (LR,DR & Bdrm virtual staging) Your own over size single garage and BBQ deck in back! Terrific location, Hampton south of Ness. Just a short stroll to Polo Park shopping - dining - movies and more! Call now!

877 Telfer Street , Winnipeg R3G 2Y1 Price: **$279,900**

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**		

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!

1512 Lincoln Avenue , Winnipeg R3E 0Z1 Price: **$279,900**

MLS® #:	**202614381**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.63 M2/771 SF**		

S/S now. Offers June 30th Tuesday. OH June 27, Sat 10-12 noon. June 28, Sunday 1-3pm. If you've been searching for a move-in ready home w/ thoughtful updates, a functional layout, & a convenient location , this one is for you. This well-maintained bungalow offers exceptional value & is an ideal for first-time home buyers, downsizers, & investors. Featuring 3 bedrooms, 2 full bath, a finished basement, single garage & a fenced backyard. The bright main floor features a spacious living room filled w/ natural light, a generous eat-in kitchen, three comfortable bedrooms, & a full bathroom. The finished basement expands your living space w/ a recreation room, second full bath, den perfect for home office or storage. Step outside to enjoy the fenced backyard, perfect for children, pets & summer entertaining and a convenient single detached garage and extra parking space. Numerous updates have already been completed, including the electrical panel, roof, soffits & fascia, front exterior siding, windows, doors & storm door, flooring, garage roof, HWT & fresh paint throughout. Conveniently located close to schools, parks, shopping & everyday amenities. Simply move in and enjoy. Book your showing today!

682 Ingersoll Street , Winnipeg R3G 2J6 Price: **$279,900**

MLS® #:	**202614601**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1925/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.32 M2/800 SF**		

This charming character home offers the perfect layout. A cozy 3 season heated sunroom welcomes you at the front, spacious living room and separate dining room features hardwood flooring, alderwood cabinets, polished concrete countertops, 2 bedrooms on main floor and renovated main bath. High efficiency furnace, 200 amp service alarm system, rec room is almost complete needing ceiling, 3 piece bath on lower level. Sgl dt Garage, quaint private backyard. Interlocking stone sidewalk, patio/deck.

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150 Cathedral Avenue , Winnipeg R2W 0W9 Price: **$279,900**

MLS® #:	**202613963**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**168.43 M2/1,813 SF**		

SIDE-BY-SIDE PROPER DUPLEX IN BEAUTIFUL SCOTIA HEIGHTS! Separate water, heat, and hydro - tenants pay everything. Front and Back entrances for privacy, with the back suite having a really nice fenced yard. Current rents are low - 1000 front, and 1100 back (both plus utilities). EACH SUITE IS LAID OUT AND FEELS LIKE A STAND-ALONE HOME. Even at the current rents, you should see some cash flow at 20% down at 5%. There is plenty of room to improve the rents, potentially to a total of $2500-2700 (plus utilities). No interior photos to protect tenants privacy (and the interior could us some love..). The building feels solid and the basements show no sign of water. With some flooring, paint and finishing touches, this is a worthy addition to any portfolio, or a wonderful start to investing in real estate. It could also make for a GREAT house-hack - live on one side, rent out the other. Add a roomate to your side and you're living for next to nothing.... 24 hours notice to view

117 Melrose Avenue E, Winnipeg R2C 0A8 Price: **$279,900**

MLS® #:	**202612976**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914**/	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**104.24 M2/1,122 SF**		

Offers Anytime!!! Open House Saturday @12:00-2:00pm. Welcome to this charming 4-bedroom home in the desirable East Transcona neighbourhood, conveniently located close to shopping, restaurants, public transit, schools, and other amenities. Ideal for first-time homebuyers or investors, this property offers both comfort and potential. The main floor features two bedrooms, a 4-piece bathroom, an open-concept living and dining area, and a beautiful kitchen with quartz countertops and modern cabinetry. Upstairs, you'll find two additional bedrooms, providing plenty of space for a growing family. Vinyl plank flooring runs throughout the main & upper levels, adding both style and durability. The basement is ready for your finishing touches and features a laundry area, mechanical room, and ample storage space. The backyard features a newer fence and a spacious parking pad, providing added privacy and convenient off-street parking. Upgrades include: Fence (2024), High-efficiency furnace & Hot water tank (2024), some PVC windows (2024), and resealing of the basement foundation wall (2024). A fantastic opportunity for first-time homebuyers and investors alike. Book your showing today!

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250 Hatcher Road , Winnipeg R2C 3W7 Price: **$279,900**

MLS® #:	**202613393**	Area:	**3K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1975/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**100.34 M2/1,080 SF**		

This is a great starter or revenue home! There is a lot of room for quick equity growth in this house and it is priced accordingly. With some repairs and a great eye for decor, you could easily turn this house into a money maker or a place to call home! This home is well situated in a nice community close to schools, a playground and all your shopping conveniences! The fully fenced yard includes access to the house via a side door and there is room for 2 vehicles to park in the back. Inside there is plenty of space for a family with a finished basement, 3 bedrooms upstairs and a large eat-in kitchen! The LARGE MB boasts his and hers closets with room to spare!

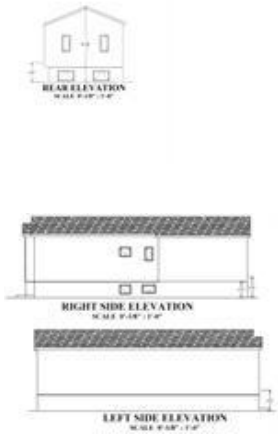
245 Centennial Street , Winnipeg R3N 1P4 Price: **$279,900**

MLS® #:	**202610495**	Area:	**1C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**90.86 M2/978 SF**		

Showings start now. Offers presented as received. This charming, North River Heights 1½-storey home welcomes you with a front porch and inviting curb appeal. Inside, you'll find a convenient front entryway with space to sit, tie your shoes, and hang your coat. The spacious living and dining area features luxury vinyl plank flooring and bright PVC windows that fill the space with natural light. The kitchen offers ample cabinet and storage space, along with stainless steel appliances. Completing the main floor are a comfortable bedroom, full bathroom, and convenient laundry room. Upstairs, the private primary bedroom retreat features a skylight above the bed, along with a closet and additional storage space. Step outside to enjoy the fenced backyard with an interlocking stone patio — perfect for relaxing or entertaining. The property also includes a 16' x 24' oversized single detached garage, plus an additional parking pad. Ideally located close to schools, shopping, parks, and amenities, this home is a fantastic opportunity in one of Winnipeg's most sought-after neighbourhoods. Book your showing today!

1222 Alexander Avenue , Winnipeg R3E 1K8 Price: **$279,900**

MLS® #:	**202610785**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**2023/Under Construction**	New Const:	**Yes**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**84.08 M2/905 SF**		



S/S now. Offer presented as received. Vendor motivated. $279,900 + GST. This duplex is 40% complete. The property is sold "as is, where is" and must be stated in the OTP. The purchaser is to conduct their own due diligence. Bi-Level Duplex in Weston. Income property opportunity on a corner lot near McPhillips Street, towards Keewatin Street. Open-concept living, dining, and kitchen, three bedrooms & one bath on the main floor, 905 sq. ft. (1222 Alexander Ave). Open-concept living, dining, and kitchen, three bedrooms & one bath in the basement suite, 885 sq. ft. (1224 Alexander Ave). Each unit has its own water, hydro, and gas meters, with separate utilities. Plans or other information are available on request.

1262 Logan Avenue , Winnipeg R3E 1R3 Price: **$284,900**

MLS® #:	**202613975**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**69.12 M2/744 SF**		

Offers anytime! Welcome to this well-maintained and move-in ready bungalow offering 744 sq ft of comfortable living space with 3 bedrooms and 2 full bathrooms. Perfect for first-time buyers, young families, or investors, this home combines modern updates with everyday functionality. The bright main floor features a welcoming living room, an updated kitchen, two bedrooms, and a full bathroom. Downstairs, the fully finished basement provides additional living space with a spacious rec room, third bedroom, second full bathroom, and a wet bar area that's ideal for entertaining or relaxing. Recent upgrades include a high-efficiency furnace (2025), updated electrical (2025), tankless hot water system, central air conditioning, and dual-pane windows. Outside, enjoy a large fully fenced yard with plenty of room for kids, pets, gardening, or summer gatherings. Conveniently located close to all levels of schools, parks, public transit, restaurants, shopping, and Polo Park, this home offers excellent access to amenities while being situated in a family-friendly neighbourhood. A fantastic opportunity to own a well-cared-for home with numerous updates already completed.

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268 Metcalfe Avenue , Winnipeg R2H 1P1 Price: **$284,900**

MLS® #:	**202608815**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**68.75 M2/740 SF**		

Ss May 7, Offer as Received. Improved price. Welcome to this charming and beautifully renovated 2-bedroom, 2-bath home in the desirable community of St. Vital! Set on a spacious lot with a large yard and attached garage, this home blends modern style with everyday comfort. Recently updated from top to bottom with semi- finished basement, it features a brand-new kitchen with stylish cabinetry, new flooring, upgraded bathrooms, fresh paint, and a newer high fence for added privacy. Enjoy a bright, open layout that's move-in ready and designed for today's lifestyle. The location offers the best of both worlds—just minutes from downtown Winnipeg, yet nestled in a peaceful, family-friendly neighbourhood close to parks and schools. Perfect for first-time buyers or investors, this home offers great potential. The large basement, which is recently upgraded and developed with small room. Recent updates include: brand-new Fridge, dishwasher, newer stove, modern finishes, and stylish upgrades throughout. A rare find in a prime location—move-in ready, full of potential, and waiting for you to call it home!

277 Toronto Street , Winnipeg R3G 1S3 Price: **$285,000**

MLS® #:	**202602419**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F3/H0**
Type:	**Duplex**		
Liv Ar:	**176.24 M2/1,897 SF**		

Price Reduced. This dynamic TRIPLEX is conveniently located walking distance to downtown including such amenities as the University of Winnipeg, West End cultural center, public transportation, and all retailer needs. Consisting of 2-2 bedroom and 1-1 bedroom suites. Two of the three suites are vacant and freshly renovated for you, ready to implement the maximum return on your investment or owner to move in a portion. The heat and hydro utilities are separately metered (tenants pay these utilities), owner pays for water currently. Additional recent upgrades include: Hi-eff furnace, electrical, plumbing, some fire safety equipment, mostly replaced windows and doors, and insulated basement. Boasting highly profitable returns on investment (10% cap rates are well within range). Profroma available upon formal request. Look no further than this very well maintained TRIPLEX available for purchase today! Call your realtor today for more information.

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449 Golf Boulevard , Winnipeg R3K 1B9 Price: **$289,000**

MLS® #:	**202613979**	Area:	**5G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**117.43 M2/1,264 SF**		

Opportunity knocks, Desired location, 3 bedrooms plus Den/ 4th bed. Newer windows, shingles apox 5 yrs ago. 2 baths 4 piece on the main 3 piece in basement. Partly finished basement. Hardwoods throughout. Double detached garage.. foundation wall side of driveway piled repaired aprox 7 yrs ago. Fixer upper. purchasers to do due due diligence sold as is.

517 Maryland Street , Winnipeg R3G 1M4 Price: **$289,000**

MLS® #:	**202611949**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**194.17 M2/2,090 SF**		

Showings start now. Offers as received. Excellent opportunity for investors, multi-generational families, or first-time home buyers looking for mortgage-helping rental income. Live in one suite and rent the other, or fully rent both units for strong cash flow potential. Current rents are main floor unit at $1,250/month and upper unit at $800/month, with upper suite previously rented for $1,500/month. Over the years, this duplex has undergone many important updates including kitchens, bathrooms, electrical, plumbing, heating, windows, shingles, laminate flooring, spray foam insulated basement, upgraded smoke & CO detectors, and more. The main floor suite features 2 bedrooms, 1 full bathroom, and basement access. The upper suite offers 4 bedrooms, 1.5 bathrooms, plus in-suite laundry. Spacious fully fenced backyard with fire pit area and parking space for 3+ vehicles. A great opportunity to own a versatile income-generating property with plenty of potential. Measurements are +/- jogs.

1241 Clifton Street , Winnipeg R3E 2T8 Price: **$289,500**

MLS® #:	**202607118**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1917/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.32 M2/800 SF**		

OFFERS AS RECEIVED. Welcome to this beautifully maintained home in the heart of Sergeant Park in Winnipeg, tucked away on a nice quiet street with a park right across from the home, offering a peaceful setting while still being just minutes from schools, public transit, and major routes, with quick access to Polo Park Shopping Centre, downtown, and all the amenities along Portage Avenue. This move-in ready property is perfect for a first-time buyer, investor, or anyone looking to downsize without sacrificing comfort, featuring a bright and inviting layout with high ceilings, 2 bedrooms, 1 full bathroom, and additional office space in the basement, ideal for working from home or extra storage. Over the years, the home has seen numerous upgrades including a gas furnace, hot water tank, updated electrical panel, shingles on both the house and garage, central A/C, as well as an updated kitchen and windows that blend modern touches with the home's character. Step outside to enjoy the yard space, complete with a detached garage and a large shed for extra storage or workspace, making this a solid, well-cared-for home in a central location where you can truly settle in and feel at home the moment you arrive.

890 Pritchard Avenue , Winnipeg R2X 0E9 Price: **$289,900**

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**		

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!

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119 Sadler Avenue , Winnipeg R2M 1N8 Price: **$289,900**

MLS® #:	**202615036**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**66.89 M2/720 SF**		

S/S June 29. Offers July 06 @ 7 p.m. Open house July 05 1-3 pm. Welcome to this cute and cozy starter home in desirable St. Vital. Close to public transportation, shopping, all level of schools and more. With a great sized, fully fenced backyard and a driveway that parks 3 vehicles, there is room for all your toys! This home has been freshly painted, has new flooring in the kitchen and newer windows and doors.

624 Bannerman Avenue , Winnipeg R2W 0W1 Price: **$289,900**

MLS® #:	**202614764**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**105.54 M2/1,136 SF**		

Proudly maintained and full of character, this beautifully cared-for home offers the kind of warmth and authenticity that's becoming harder to find. Set on a solid foundation, the home features 3 bedrooms, a clean updated bathroom and a versatile south-facing sunroom that invites morning coffee, afternoon reading or a quiet retreat overlooking the backyard. The bright and functional layout blends timeless charm with thoughtful updates, creating a space that feels both comfortable and welcoming. Outside, you'll find a garage, additional parking and impressive storage options that add everyday practicality. From the meticulously maintained gardens to the evident pride of ownership throughout, this is a home that has been truly cherished. Ideal for first-time buyers, young families or anyone looking for a move-in ready property with personality, comfort and room to grow. Conveniently located close to schools, parks, shopping and transit, this is an opportunity to own a home that stands apart from the ordinary.

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516 St Annes Road , Winnipeg R2M 3E6 Price: **$289,900**

MLS® #:	**202614459**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1944/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**78.04 M2/840 SF**		

SS NOW Jun 22 – July 5, 24H Notice, Lockbox on site / Open House: June 27–28 (2–4 PM) & July 4–5 (2–4 PM) / Offers July 6 by 6:00 PM Welcome to this 3-bedroom bungalow in beautiful St. Vital, offering a functional layout in a home filled with warmth, natural light, and everyday comfort. The bright living room welcomes you in, leading to an eat-in kitchen perfect for family meals. Three main-floor bedrooms offer flexibility for kids, guests, or a home office. The lower level provides extra space, utility area, with a half bath and plenty of storage. Outside, the property offers a detached garage and rear-lane access providing convenient parking and storage. Located close to parks, schools, shopping, and transit, this home is ready for its next chapter. A great opportunity in a family-friendly neighbourhood. Possession negotiable, preferred August 27.

929 Lorette Avenue , Winnipeg R3M 1V3

Price: **$289,900**

MLS® #:	**202614371**	Area:	**1Bw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947**/	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.03 M2/700 SF**		

Looking for the perfect starter, condo alternative or investment? Welcome to 929 Lorette! This charming home features a bright and spacious living room, two bedrooms including a generously sized primary bedroom, a full four-piece bathroom, a gourmet kitchen, and a large laundry/storage room with plenty of additional space. Recent upgrades include a newer dishwasher, updated flooring in both bedrooms, a stylish bathroom backsplash, fresh paint, and a new backyard fence. Step outside to enjoy the picturesque and expansive backyard, complete with a huge deck spanning the rear of the home, an oversized heated storage shed, and parking space for two vehicles. Don't miss this outstanding opportunity to own a wonderful home on a beautiful property. Book your showing today!

404 AIKINS Street , Winnipeg R2W 4H4

Price: **$289,900**

MLS® #:	**202612160**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**5**	Baths:	**F3/H0**
Type:	**Duplex**		
Liv Ar:	**198.63 M2/2,138 SF**		

. S/S now Offers as received. 48 hour notice for showing. Very solid ,Straight &MINT duplex for investment opportunity. 2138 sq ft, 5 total bdrms, 3 baths and access to full basement for shared laundry/storage. This home features 9' ceilings, refinished hardwood floors, parking for 3 . Corner lot and very appealing curb appeal that will surely leave you impressed! This property was very well maintained with plenty of upgrades done... 2016: Interior Painting; Rear landscaping/fence; Entire electrical - removal of knob and tube; Doors; New A/C unit; 2nd electric hot water tank added; Backup valve installed; Refinished all hardwood floors; 1st floor kitchen cabinets, flooring, S.S. appliances fridge, stove, dishwasher, microwave; 1st floor bathroom toilet, vanity, flooring; 2nd floor bathroom vanity 2018: Front landscaping, fence, deck; New shed behind house 2022: 2nd floor kitchen cabinets & flooring; Exterior house paint Be sure to check out the video tour and book your viewing today! Fully rented for $ 2900/month. Main floor tenant pays $1500 & upper floor $ 1400. Owner pays all utilities. Note : Videos & Most of the photos were taken during spring.

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62 Teakwood Avenue , Winnipeg R2V 2M6

Price: **$289,900**

MLS® #:	**202610926**	Area:	**4G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Not Known**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**69.12 M2/744 SF**		

New Price! Showings start now! Offers as received. Calling all investors, great opportunities waiting 50x105 lot in the heart of beautify Garden City! It's subdividable as per city of Winnipeg. Can build two houses or build your dream home. It’s currently rented for $1300/month + utilities on month to month contract. All measurements +/- jogs.

271 Glenwood Crescent , Winnipeg R2L 1K4 Price: **$290,000**

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**		

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 a 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.

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490 Spence Street , Winnipeg R3B 2R7 Price: **$299,000**

MLS® #:	**202609099**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1899/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**142.14 M2/1,530 SF**		

Showings start now! Offers anytime. Wonderful home and property on a double lot on the same street as the U of W! Completely remodeled with over 1500 SF plus a rare, finished basement. 6 bedrooms with possible up to 6 roommates. 2 full bathrooms . Secure fenced in lot with sliding gate. Gorgeous brick detail and hardwood floors. Great roomy house with plenty of space and storage. Shows fantastic! Must see! Great value to live in or for future investment.

461 Ottawa Avenue , Winnipeg R2K 1L1

Price: **$299,600**

MLS® #:	**202603921**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1928/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**57.60 M2/620 SF**		

OFFERS AS RECEIVED. Charming and beautifully updated, this quaint East Kildonan home has tons of smart updates! With about 925 SF of living space, this little house may have just all that you need. The stylish kitchen features stainless steel appliances and butcher block counters that includes an expandable countertop, flows seamlessly into a cozy living room with built-in TV, sound system with bluetooth and LED lights throughout and colour changing lights to enhance your entertainment experience. With two bedrooms, two bathrooms plus a spacious sun-room (that feels like a relaxing cabin, complete with built-in BBQs, pizza oven, pellet smoker, mini fridge and hotplate), there's space to unwind in every corner. It's an amazing spot that you must see! The fully finished basement adds even more living area, offering two additional areas, perfect for a home office, hobbies, or storage. Outside, enjoy a beautifully landscaped patio ideal for quiet mornings or evening gatherings. Located near all major necessities, this home is great for first time buyers or investors. The property is fully fenced with a single car garage. Come check it out! This can be your little piece of paradise.

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17 Kingswood Avenue , Winnipeg R2M 0R2

Price: **$299,900**

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**		

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 Price: **$299,900**

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**		

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!

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193 Berrydale Avenue , Winnipeg R2M 1M9 Price: **$299,900**

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**		

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 Price: **$299,900**

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**		

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.

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64 Egerton Road , Winnipeg R2M 2V7 Price: **$299,900**

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**		

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 Price: **$299,900**

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**		

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.

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86 Rillwood Place , Winnipeg R2N 1J6 Price: **$299,900**

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**		

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

Price: **$299,900**

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**		

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!

#F 56 Rougeau Avenue , Winnipeg R2C 3Z6

Price: **$299,900**

MLS® #:	**202613910**	Area:	**3K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1976/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**98.66 M2/1,062 SF**		

Offers June 28th | Spacious, stylish, and easy to maintain, this end-unit townhouse in Mission Gardens is a fantastic option for first-time buyers, young families, or anyone looking for a lower-maintenance home without giving up valuable living space. With 3 bedrooms, 1.5 baths, and 1,062 sqft, the layout is designed for everyday comfort with the living space on the main floor, all 3 beds upstairs, and a finished basement that adds even more room to spread out. Bright interior features a spacious living room, updated eat-in kitchen with refreshed lower cabinetry, countertops, sink, taps, SS dishwasher & hood fan (2021), plus tiled backsplash (2022), & 2pc bath with updated mirror, vanity, taps (2022) & toilet (2025). Upstairs 4pc bath has also been updated with toilet, sink, tap, fixtures, & shower fixtures (2025). Finished basement offers large rec room, laundry & plenty of storage. Outside, enjoy a fully fenced backyard complete with covered deck, patio, green space, storage shed (2022), & parking for 3. Other updates incl: A/C (2023) & front steps (2025). Located within walking distance to Bernie Wolfe School and close to shopping, restaurants, parks, and other amenities.

527 Cathedral Avenue , Winnipeg R2W 0Y4 Price: **$299,900**

MLS® #:	**202614290**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.56 M2/1,104 SF**		

Welcome to 527 Cathedral Avenue, a bright and updated 3-bedroom home that works perfectly for first-time buyers or growing families. The main floor features an open living and dining area, fresh interior paint, and new vinyl flooring that continues upstairs, all completed in (2025). The kitchen was also refreshed in (2025) with a new backsplash, and kitchen bar, along with a new hood fan added in (2024). Upstairs, you'll find a spacious primary bedroom (could be converted into 2 rooms), two additional bedrooms, and a full 4-piece bathroom. The finished basement adds even more usable space, with new flooring and an updated bathroom completed in (2023). Outside, enjoy the fully fenced backyard, spacious deck built in (2017), pergola added in (2024), and single detached garage with new shingles completed in (2025). Other updates include windows (2020), a high-efficiency furnace (2019) plus fresh exterior paint completed in (2025). Close to schools, shopping, parks, and major bus routes, this is a move-in-ready home with many of the important updates already taken care of. This is a GREAT block of cathedral, with strong pride of ownership!

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556 Redwood Avenue W, Winnipeg R2W 1T1 Price: **$299,900**

MLS® #:	**202613620**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1925/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**116.50 M2/1,254 SF**		

Showings Start Tues, June 23 noon. Fully rebuilt duplex with permits – turnkey income property. 556 & 558 offer 1,254 sq. ft. with a 3-bedroom main/upper unit and a separate 1-bedroom suite, for a total of 4 bedrooms and 2 full bathrooms. Every major component has been replaced, including kitchens with stainless steel appliances, bathrooms, flooring, walls, ceilings, plumbing, electrical, HVAC, high-efficiency furnace, hot water tank, 200-amp service, most windows, exterior doors, new front and rear siding, and noise-reduction insulation between suites, plus new fence and rear security sliding gate. Both units share a full basement with laundry and access to a large rear deck, with lots of rear parking. With all major systems updated, future capital expenses are minimized and maintenance is reduced. Pro forma available for past and projected income and expenses. Ideal for homeowners or investors—live in one unit or rent both.

749 Ross Avenue , Winnipeg R3E 1C5 Price: **$299,900**

MLS® #:	**202614080**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905**/	New Const:	**No**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**180.23 M2/1,940 SF**		

SS now offer As Received Welcome to this large well-maintained homes, nestled next to a beautiful park, community center, and outdoor basketball courts. This property presents a unique opportunity to own a versatile generational home, perfect for investment, a single-family or covert into multi unit . This 2.5-story home with a full basement offers ample space and flexibility: Main Level: Features a living room/dining area, kitchen, office/mudroom, primary bedroom, and a 3-piece bath. Second Floor: Includes a kitchen, 2 bedrooms, living room, and a 4-piece bath. Third Floor: Offers 2 bedroom, and a smaller kitchen space. Updates include pvc windows, furnace, hot water tank, shingles, and kitchen. The property is equipped with 3 hydro meters and 3 panels. This is a must-see property with endless possibilities

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623 Garfield Street N, Winnipeg R3G 2M3 Price: **$299,900**

MLS® #:	**202613691**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.35 M2/768 SF**		

Move in and enjoy! This well located 2 bedroom bungalow is sure to move you! Enter the bright and spacious living room with hardwood floors, remodeled kitchen with sit-up coffee bar area. Large primary bedroom and fully remodeled bath. Fenced yard with patio, shed, parking at rear. 5 appliances included, upgrades include PVC windows, kitchen, bath, HWT, electrical panel and more! This home has been leticulously maintained, pride of ownership throughout!

419 Nairn Avenue , Winnipeg R2L 0X1

Price: **$299,900**

MLS® #:	**202613043**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**135.64 M2/1,460 SF**		

Excellent opportunity for investors or homeowners looking to generate rental income! This well-maintained duplex offers two spacious suites and plenty of flexibility. The upper unit features three bedrooms and generous living space, making it ideal for an owner-occupant or future tenant, while the lower unit offers a comfortable two-bedroom layout with a long-term tenant already in place. Whether you're looking to live in one unit and offset your mortgage with rental income, or add a solid cash-flowing property to your portfolio, this property offers exceptional value and long-term potential. Numerous upgrades have been completed over the years, including new soffits, fascia, and eavestroughs, upgraded attic insulation to R50, a high-efficiency furnace (2022), and several updated windows, including the front window replaced in 2026. Most appliances in both suites have also been updated in recent years, helping reduce future maintenance costs. With strong income potential, key mechanical updates already completed, and the flexibility to suit a variety of ownership goals, this is an opportunity you won't want to miss.

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593 Alverstone Street , Winnipeg R3G 2B8

Price: **$299,900**

MLS® #:	**202613222**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**75.99 M2/818 SF**		

This three bedroom home could be The One. An open-concept layout perfect for both everyday living and entertaining. Mornings begin with sunlight streaming through the backyard windows as you enjoy coffee in the kitchen, while afternoons bring warm natural light into the living room through the front-facing windows. Outside, the versatile gazebo provides sheltered parking in winter and a shaded retreat for relaxing during the summer months. Located within walking distance of schools, steps from public transit, and conveniently close to post-secondary campuses, shopping, restaurants, and everyday amenities, this home offers convenience. Separate living space in the basement make it ideal for a friend or roommate who can enjoy their own private area while sharing the kitchen upstairs, an excellent opportunity to offset ownership costs. Add in a friendly neighbourhood and you'll quickly understand why this house feels like home. *UPDATES* main clean-out in bsmnt, freshly painted, planter boxes, light fixtures, faucets + shower head. Buyer to do their own due diligence regarding today's egress standards of basement windows.

1161 Clifton Street , Winnipeg R3E 2T8 Price: **$299,900**

MLS® #:	**202612166**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1951/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**62.43 M2/672 SF**		

Showing start now. Offers as received. Nestled on a beautiful tree-lined street in the heart of Sargent Park, this move-in-ready home offers excellent opportunity for first-time buyers looking to enter the market, downsizers, growing families wanting to be close to excellent schools, or investors. This home is must-see. This charming home features 2 bedrooms, 2 full bathrooms, a fully finished basement & a versatile den/flex room—ideal for a home office or guest space. The finished basement offers a spacious rec room perfect for family nights and entertaining friends. Outside, you'll love the fully fenced yard complete w/ gazebo, BBQ area, storage shed & generous front & backyard spaces. A single detached garage & carport provide convenient parking space. Recent updates include roof shingles repair, windows, fence and refreshed main floor & basement bathrooms offering added value for years to come. Location is everything, and this home delivers. Just steps from Clifton School, Sargent Park & Tec Voc High School, you'll enjoy easy access to parks, playgrounds, shopping, public transit and all the amenities. Don't miss your opportunity. Book your showing today!

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935 Aberdeen Avenue , Winnipeg R2X 0W5 Price: **$299,900**

MLS® #:	**202612564**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2015/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**78.97 M2/850 SF**		

Offers anytime ! Welcome to this beautifully maintained bi-level home in Burrows Central, offering exceptional value and affordability in a highly convenient location.Built in 2015, this 850 sq. ft.home features 5 bedrooms & 2 full bathrooms, designed for practical family living or investment potential. The layout offers 2 bedrooms and a full bathroom on the main floor, with 3 additional bedrooms and a full bathroom on the lower level, providing excellent separation of space. The open-concept design includes an L-shaped kitchen with newer appliances (2023), flowing into bright living and dining area. Durable laminate and vinyl flooring run throughout the home for easy maintenance. Recent upgrades include fresh paint touchups (2026), updated landscaping (2026), stylish feature walls (2026), stucco work (2026), and refreshed kitchen cabinetry (2026), showcasing true pride of ownership. Ideally located close to schools, parks, shopping, grocery stores, restaurants, and public transportation, this home offers unbeatable convenience for families, first-time buyers, or investors portfolio. Move-in ready and meticulously cared for. Call Today to book a showing

934 Spruce Street , Winnipeg R3G 2Z9 Price: **$299,900**

MLS® #:	**202611336**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

PRICE REDUCED! Meticulously maintained, this charming 1,040 sq. ft. home offers comfortable, functional living—ideal for first-time buyers, downsizers, or small families. From the moment you arrive, you'll notice the pride of ownership reflected in its curb appeal. The enclosed front porch is a cozy place to enjoy your morning coffee. Fresh, tasteful paint throughout creates a clean, modern feel. Inside, the home features a bright formal living room, a dining room, and a kitchen well suited to everyday living. Upstairs you will find two spacious bedrooms, including an oversized primary bedroom with a renovated bathroom. The lower level basement has a rec-room and updated electrical and plumbing. Additional features include New Roof shingles (May 2026) New carpet (May 2026) New Stove (2026), central A/C, central vacuum, all the appliances are included along with a freezer in the back room, a gazebo and single detached garage. Close to Polo Park shopping, restaurants,schools, parkways and the Cindy Klassen Rec Center. All this makes for a true move-in-ready home and an excellent opportunity to simply unpack and enjoy the neighbourhood.

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662 Ross Avenue , Winnipeg R3E 1C6 Price: **$299,900**

MLS® #:	**202610832**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**145.67 M2/1,568 SF**		

SS Now. Offers Presented as received. Spacious 2.5-storey home offering incredible investment potential! Currently, the 2nd and 3rd floor rooms are rented on a month-to-month basis, providing immediate rental income. The property features two kitchens — one on the main floor and another on the second floor — along with a separate entrance door on the second level, making it a great candidate for duplex conversion. Large parking lot at the back offers excellent potential for additional rental income, including possible parking rentals for nearby health centre workers. This property offers endless possibilities for investors, multi-family living, or future development. Conveniently located close to amenities, public transportation, and more. Don't miss this opportunity with strong cash flow potential and multiple income streams!

454 William Avenue , Winnipeg R3A 0J6

Price: **$299,900**

MLS® #:	**202607543**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**0**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**242.29 M2/2,608 SF**		

multi door multi income close to health science centre licensed for max profits Call Today DONT SNOOZE .. snooze later when money going into bank

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

Homes Priced From

$301,000-$350,000

=

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www.ShawnSommers.com
email: shawn@shawnsommers.com

CENTURY 21®
Carrie Realty

Residential Client Multi Photo (Small Print)

63 Riverton Avenue , Winnipeg R2L 0M8 Price: **$304,900**

MLS® #:	**202613700**	Area:	**3C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**115.11 M2/1,239 SF**		

Offers as received. A gem in a quiet corner of Glen Elm. 3 Bed 2 Bath with open concept. Completely renovated. A lovely combination of historic and modern features. New flooring '26. Open concept with permit '18. HWT '18. Roof ápprox. '20. Fridge & Stove '25. Bosch Dishwasher '18. Freshly painted '26. Fenced yard, safe for children and dogs. Detached single garage and carport. Close to downtown and transportation. A lovely home - perfect for your family! Quick possession possible.

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153 Glenwood Crescent , Winnipeg R2L 1J8 Price: **$309,900**

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**		

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

Price: **$309,900**

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 manoxide, shed ,fully fenced yard ,walking distance to schools,restaurants, transit etc. Close to University of Winnipeg ,downtown , airport.

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166 Kinver Avenue , Winnipeg R2R 1H1

Price: **$309,900**

MLS® #:	**202611516**	Area:	**4J**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**107.02 M2/1,152 SF**		

Offer As received . Are you first-time home buyers? Why rent when you can own — cheaper than renting! Beautiful 4-bedroom two-storey home with a fully finished basement, perfect for extra living space, rec room, office, storage, or family use. Includes double garage, back parking, storage shed, open-concept layout, new lights, feature walls, and a huge landscaped backyard. Close to transit, shopping, schools, and amenities. Great opportunity for first-time buyers or investors. Some images are virtually staged.

3003 Sinclair Street , Winnipeg R2V 4K9 Price: **$312,500**

MLS® #:	**202610135**	Area:	**4F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1979/**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Townhouse**		
Liv Ar:	**103.49 M2/1,114 SF**		

OFFER ANYTIME. No Condo fee townhouse. Welcome to this affordable and move-in ready home in the heart of Garden City! Perfect for first-time home buyers or investors, this well-maintained property offers a modern open-concept living room and a spacious eat-in kitchen featuring ample cabinetry on the main floor. The upper level boasts a generous primary bedroom, two additional good-sized bedrooms, and a 4-piece main bathroom. The fully finished basement offers a large rec room, an additional full bathroom, and plenty of storage space. Step outside to enjoy the fenced, low-maintenance backyard is perfect for summer BBQs and outdoor relaxation. Conveniently located close to garden city shopping centre, Seven Oaks hospital, schools, playgrounds, and public transportation. Quick possession available. All measurements +/_ jogs. Some photos are virtually staged. Don't miss this fantastic opportunity — book your private showing today!

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35 TRAFFORD Park , Winnipeg R2M 4Z7 Price: **$314,800**

MLS® #:	**202612767**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1976/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**102.66 M2/1,105 SF**		

S/S Now. Offers Anytime. Open House June 13 & 14 (Sat & Sun 2;00-4;00 PM) . Welcome to 35 Trafford Park! This updated townhouse offers over 1,100 sq ft of comfortable living space featuring 3 bedrooms and 2.5 bathrooms. The main floor offers a bright living room, functional kitchen, and convenient 2-piece bath. Upstairs you'll find a spacious primary bedroom, two additional bedrooms, and a full bathroom. The finished basement provides a large rec room, additional bathroom with shower, and laundry area. Recent upgrades include vinyl plank flooring, paint, and bathroom vanities (2026), roof (2025), and central A/C (2024). Enjoy the privacy of backing onto a park, perfect for families and outdoor enthusiasts. Complete with a single carport and located close to schools, shopping, public transportation, and all other amenities. Great opportunity for first-time home buyers, families, or investors. All measurements are +/- jogs.

622 Minto Street , Winnipeg R3G 2R1

Price: **$314,900**

MLS® #:	**202613755**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**124.86 M2/1,344 SF**		

Offers as received; Just listed 1344 sqft 3 bedroom 2 bathroom 2 story home with 3 car garage and huge fenced back yard just 1 block off portage avenue. This property is an Estate sale and sold in As is condition. This property requires some minor TLC/ paint to bring this home to its former glory. So bring your Handy- person clients and investors. The basement has a 3 piece bathroom and rec - room area. Separate living room /dinning rooms on main floor, kitchen with Stainless Steel appliances. On the 2nd level there are 3 bedrooms and a four piece bathroom. Huge fenced backyard with large deck overlooking large yard with abundance of parking - back lane access.

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48 McAdam Avenue , Winnipeg R2W 0A1

Price: **$314,900**

MLS® #:	**202612484**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**81.01 M2/872 SF**		

No Bidding War, Offers As Received! OPEN HOUSE, July 5,3-4:30 PM. Nestled on a quiet street in Scotia Heights, this charming updated bungalow offers comfortable living close to nature and amenities. The home features three spacious bedrooms and a modern 1.5 bathroom layout, including a sleek, double-sink 4-piece bath. The main floor living room flows seamlessly into the dining area, creating an inviting space for family and friends. The eat-in kitchen boasts a spacious layout with stainless steel appliances, perfect for cooking and entertaining. The fully finished basement includes a cozy rec room and an additional half bath, providing plenty of space for relaxation. Outside, enjoy a fully fenced backyard with a deck and maintenance-free yard—ideal for outdoor gatherings. The large parking pad can accommodate multiple vehicles. Located near Kildonan Park, the Red River, and several local amenities, plus delicious restaurants nearby. Proximity to Luxton Community Centre and Ecole Luxton School makes this home both convenient and family-friendly. Don't miss your chance to own this wonderful home—schedule a viewing today!

612 Furby Street , Winnipeg R3B 2W2

Price: **$314,900**

MLS® #:	**202611766**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1904/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**150.13 M2/1,616 SF**		

Showings start now. Offers as received. * PRICE IMPROVEMENT *** ** Open House Sunday 1pm to 2:30pm ** Welcome to 612 Furby, a spacious and functional home offering a great blend of character, comfort, and everyday practicality. The main floor features a bright, open layout with beautiful hardwood floors through the living and dining areas, creating a warm and inviting space for relaxing or entertaining as well as a convenient two piece bathroom. The kitchen offers plenty of cabinetry, modern appliances, generous counter space, and a practical layout with excellent natural light. Its connection to the main living area gives the home an easy, comfortable flow. Upstairs, you'll find three bedrooms, including a notably large primary bedroom, along with a four-piece bathroom on the upper level. The finished basement adds valuable extra living space with a rec room and a flex room, ideal for a home office, gym, guest space, hobby area, or additional storage as well as an additional full bathroom. Outside, the property includes a private yard, a double detached garage, and a separate single parking pad, offering excellent convenience for homeowners, tenants, or guests. Book your showing today!**

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237 Rutland Street , Winnipeg R3J 1X6

Price: **$319,900**

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.**

598 Young Street , Winnipeg R3B 2S9 Price: **$319,900**

MLS® #:	**202614456**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1900/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**174.66 M2/1,880 SF**		

SS Now. Offers reviewed as received. Attractive investment opportunity! Fantastic investment opportunity or ideal mortgage helper! This well-maintained 1,880 sq. ft. property features two separate living units, offering excellent flexibility and income potential. The upper-level unit includes a bright living room, spacious eat-in kitchen, 3 bedrooms plus an office, a 3-piece bathroom, and in-suite laundry. The main-level unit offers an open-concept living and dining area, a full kitchen with access to the back deck, a primary bedroom, and a 2-piece bathroom. The fully finished basement adds an additional bedroom, 4-piece bathroom, a separate laundry, and storage space. Enjoy a fully fenced yard, two parking stalls, and a convenient central location close to schools, shopping, public transportation, and all amenities. Whether you're looking to expand your portfolio or live in one unit while generating rental income from the other, this turn-key property is one you won't want to miss!

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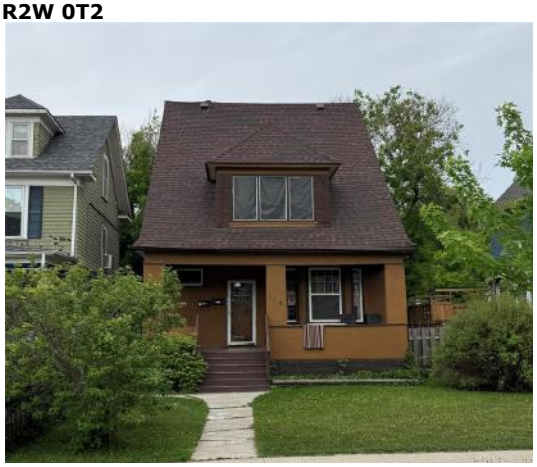
251 Laxdal Road , Winnipeg R3R 0W1 Price: **$319,900**

MLS® #:	**202614101**	Area:	**1F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1940/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**67.35 M2/725 SF**		

Showing Starts Now. Offers as received. Well-maintained and extensively updated 725 sq. ft. bungalow in the desired area of Charleswood Backing onto open space with no rear neighbors! This move-in-ready home offers a cozy living room, spacious dining area, and 2 good-sized bedrooms. Recent upgrades include new flooring, fresh paint throughout, new interior doors, updated light fixtures, modern kitchen cabinets, remodeled bathroom, and a new hot water tank. Enjoy the privacy and open views of the greenspace right from your backyard. An excellent opportunity for first-time buyers, downsizers, or investors looking for a turnkey property. Conveniently located close to amenities, schools, parks, and public transportation. A great place to call home!

114 Bannerman Avenue , Winnipeg R2W 0T2 Price: **$319,900**

MLS® #:	**202613981**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1911/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**164.44 M2/1,770 SF**		



Charming duplex located in a quiet, family-oriented neighborhood. This well-maintained property was owner-occupied on the upper levels, reflecting a strong sense of pride of ownership throughout. An excellent opportunity for an extended family or buyer seeking a quality duplex with spacious living accommodations. The upper suite features a bright den surrounded by windows, a private balcony off the dining room, and a screened porch off the living room. Additional highlights include hardwood flooring, a high-efficiency furnace, and shared laundry facilities in the basement. Conveniently situated close to public transit, schools, shopping, and essential services. The property also offers ample parking for up to five vehicles accessible from a paved rear lane.

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409 Jefferson Avenue , Winnipeg R2V 0N5 Price: **$319,900**

MLS® #:	**202613485**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1950/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**101.45 M2/1,092 SF**		

Ss Now. Offers as received. Welcome to this charming, move-in-ready home located in the desirable West Kildonan neighbourhood. This well-maintained property offers 4 spacious bedrooms, 2 full bathrooms, and a fully finished basement providing excellent additional living space for a rec room, home office, or guests.The bright, updated kitchen features modern cabinetry with plenty of storage and functionality, making it perfect for everyday cooking and entertaining. Large windows throughout the home fill the space with natural light, creating a warm and inviting atmosphere. Step outside to enjoy a huge backyard—ideal for family gatherings, summer entertaining, gardening, or simply relaxing outdoors. The property also offers convenient rear parking for added practicality. Perfectly situated close to schools, parks, shopping, and public transit, this home is an excellent opportunity for first-time buyers, young families, or investors alike.

866 Banning Street , Winnipeg R3E 2H9 Price: **$319,900**

MLS® #:	**202611859**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**198.44 M2/2,136 SF**		

Showings start now! Offers as received! Step into a fantastic opportunity with this charming duplex, perfect for families or investors. Each units offer it's own private space, making it ideal for multi-generational living or generating rental income. It has two separate entrance and two hydro meters. Live in one and let the other pay your mortgage. Upgrades are electrical no knob and tube (2025), laminate floors all throughout mainfloor, newer windows, freshly painted, vinyl sidings, roof/shingles. Low maintenance backyard with concrete pad for 3 vehicles. It is located in a desirable neighborhood of Sargent Park across Daniel Mc Intyre high school, very convenient to most amenities, schools, groceries, restaurant, public transportation. Walking distance to Cindy Klassen Recreational Complex for all your fitness and recreational needs. Come take a look, book for your private showing today!

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774 Talbot Avenue , Winnipeg R2L 0S6 Price: **$319,900**

MLS® #:	**202610232**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1955/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**67.82 M2/730 SF**		

Welcome to this beautifully updated 730 sq ft bungalow offering move-in-ready living and peace of mind throughout. Featuring brand-new finishes from top to bottom, this charming home offers a bright and inviting living space, 2 comfortable bedrooms, a 4-piece bathroom and a stylish kitchen designed for everyday living. The lower level provides an open basement with excellent ceiling height, updated mechanicals, and a foundation in excellent condition - offering great potential for future development. Enjoy a spacious, landscaped yard complete with a walkway leading to the rear parking pad. This home is packed with recent upgrades including newer windows, A/C, appliances, fresh paint, front steps, and much more! Affordable, modernized, and ready for its next owner, this is an excellent opportunity to own in a convenient and established neighbourhood. Located near schools, public transportation, shopping and more!

32 Kairistine Lane , Winnipeg R2R 1E8 Price: **$319,900**

MLS® #:	**202608063**	Area:	**4J**
Status:	**A**	DOM:	
Yr Blt/Age:	**1977/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**74.32 M2/800 SF**		

SS now. Offers As received.. Beauitful attached bunglow for sale in Tyndall Park. As you enter the house you ll be greeted by foyer overlooking the basement stairs with bveautiful glass railing. Spacious living room, dining room and kitchen make main floor very functional. Huge windows in living room and dining room brings in tons of natural light. 2 decent sized bedroom and full bathroom completes the main floor. Basement has huge bedroom along with living room,full bathroom and huge storage space with potential to make second kitchen. Many upgrades including High Eff furnace, HWT, PVC windows, flooring , Kitchen etc. Location very convienent close to schools, public transportation, play ground, groceries, walking trails, lakes etc. Book your viewing now.

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434 Jeanne d'Arc Street , Winnipeg R2H 2G5 Price: **$324,900**

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 3rd, 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 Three-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!

475 Scotia Street , Winnipeg R2V 1X9

Price: **$324,900**

MLS® #:	**202601154**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1948/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**171.41 M2/1,845 SF**		

Rare opportunity to own a riverfront property on the Red River, located just steps from Kildonan Park. This 1,845 sq. ft. home offers a spacious main floor with living/dining areas, kitchen, full bathroom, and den. Upstairs features two very large bedrooms, a second full bathroom, and wet bar area. Beautiful setting with mature trees, river view, and excellent potential for renovation, investment, or creating your own unique home in a highly desirable location. Property is sold in "as is" condition. Property has Metal and Bitumen roofing. Two supplements available: Property Disclosure Statement and a 2020 riverbank work estimate upon request for informational purposes only. No representations will be made by the seller, buyers to do their own due diligence.

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23 Lavenham Crescent , Winnipeg R3R 1T4

Price: **$324,900**

MLS® #:	**202613055**	Area:	**1H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1969/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**93.65 M2/1,008 SF**		

Welcome to this well-maintained 2-storey side-by-side in desirable Westdale! Ideally located close to schools, parks, public pool, transit, and everyday amenities. Freshly painted inside and out, this move-in-ready home offers bright, functional living spaces and a fully finished basement featuring a legal 4th bedroom and spacious rec room—perfect for growing families, guests, or a home office. Numerous updates provide peace of mind, including new shingles (2026), basement flooring and ceilings (2026), exterior paint (2026), hot water tank (2016), living room window (2015), front Barkman steps (2020), and a high-efficiency furnace installed in 2014 and professionally maintained annually. A fantastic opportunity to own an updated family home in a sought-after neighbourhood with great community amenities nearby. Don't miss it!

751 Cathedral Avenue , Winnipeg R2X 1H8

Price: **$324,900**

MLS® #:	**202610694**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**139.26 M2/1,499 SF**		

Offers Monday, July 6th in the evening. Wanting room to grow WEST OF ARLINGTON? Welcome to 751 Cathedral Ave, a spacious and airy family home loaded with character and ready for new memories. You'll love the blend of character and updates - hardwood floors, classic charm & clean, refreshed feel throughout. Main floor offers flexibility with a bright living room and dining room with just enough separation, spacious kitchen with room for a table/ island & SS appliances, MAIN FLOOR BEDROOM (or office!) & a four-piece bath. Upper level features FOUR BEDROOMS ON ONE LEVEL & full bathroom - great setup for a large family. Basement gives you extra living area, inc a rec room area & potential 6th bedroom. Seller states home is in an approved area for the Manitoba Hydro insulation program, allowing you to finish the basement without breaking the bank. Outside, enjoy a very deep fully fenced yard for kids, pets, gardening, or summer hangouts & garage. UPDATES: Fresh exterior & interior paint, rewire '18, windows '20, attic insulation '19 refinished hardwood floors, HWT '19, fence'22, main floor refresh '23. Boiler serviced regularly. Come see, come stay

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957 Carter Avenue , Winnipeg R3M 2C6

Price: **$324,900**

MLS® #:	**202609290**	Area:	**1Bw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.50 M2/705 SF**		

Offers as received. If you're looking for a perfect starter home you may have just found it. This 2 bedroom, 1 bathroom home would be great for a single person or a couple who are in search of their first property. A smartly designed centre hall plan separates the interior space nicely. A back mudroom / laundry / utility room is large enough to add some extra storage shelving if needed. There have been a host of updates over the years including freshly painted exterior of house and garage '26, shingles, flashing & vents on house '24, HWT '24, bathroom tub surround, toilet, vanity w/storage, sink, copper plumbing, PVC drains, window & exhaust fan '23, vinyl plank flooring & interior paint '23, mid-efficiency furnace '09, exterior doors, windows w/aluminum cladding, facia, eavestrough '09, attic insulation '02, exterior insulation 1996. Also there's a single detached garage with workbench and space for additional parking behind garage. Crescentwood is a fabulous area right near to Grant Park Mall, Norrie Library, Pan Am Pool, Grant Park Athletic Grounds, schools, churches, public transportation and so many other conveniences.

3 Hutton Street , Winnipeg R2V 4K5

Price: **$325,000**

MLS® #:	**202614717**	Area:	**4F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Attached**		
Liv Ar:	**83.61 M2/900 SF**		

offer as received Welcome to this well-maintained 900 sq. ft. side-by-side bungalow featuring 3 bedrooms and 1 full bathroom. The bright and inviting main floor offers a functional kitchen and dining area, a spacious living room with a beautiful feature wall, and large updated windows that provide plenty of natural sunlight throughout the home. The fully finished basement adds valuable living space and includes an additional bedroom. Conveniently located close to schools, parks, shopping, and public transportation. A great opportunity for first-time home buyers, families, or investors. Book your showing today!

3730 Pembina Highway , Winnipeg R3V 1X3

Price: **$325,000**

MLS® #:	**202610991**	Area:	**1Q**
Status:	**A**	DOM:	
Yr Blt/Age:	**2015/Older**	New Const:	**No**
Beds:	**1**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.66 M2/1,105 SF**		

38 Sherwood Place , Winnipeg R2M 0M4

Price: **$325,000**

MLS® #:	**202608886**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1924/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**75.81 M2/816 SF**		

Offers as received. Step inside this well-kept 816 sq ft home offering 2 comfortable bedrooms, an updated kitchen, and a refreshed bathroom—perfect for first-time buyers, downsizers, or investors. The functional layout makes great use of space, with bright living areas in a mix of modern finishes and character throughout. The unfinished basement provides ample storage and laundry amenities. Outside, the property truly stands out. Enjoy a large lot, a 20' x 20' garage, plus parking for up to 4 vehicles off the back lane—ideal for extra cars, work vehicles, or recreational toys. Updated fencing provides privacy and is perfect for the family dog! A house ready to be your home with great updates and exceptional outdoor space. Book your showing today!

1866 Elgin Avenue , Winnipeg R2R 0C9

Price: **$329,000**

MLS® #:	**202614823**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1961/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**88.63 M2/954 SF**		

Offers as received. Open House Saturday July 4th 12-1:30. Tastefully remodelled 4bdrm 1bthrm bungalow with fully finished basement on a quiet street. Step inside to luxury vinyl plank flooring seamlessly through the main living area. Living room offers huge picture window(replaced in 2026) letting in an abundance of light throughout the home. Remodelled eat in kitchen offering plenty of counter and cabinet space, subway tile backsplash, dining area and all SS appliances included. 3 spacious main floor bedrooms with remodelled 4 pc bathroom featuring deep soaker tub, custom tile tub surround, large vanity and vinyl plank flooring. Full high and dry basement consists of plush carpeting throughout, drop ceilings, pot lighting, rec room, games area, 4th bdrm (window may not meet egress) and plenty of storage. Additional features and upgrades: PVC windows throughout, hi eff furnace('23), central air('23), shingles('23), fenced yard, walking distance to parks, amenities and public transportation. A true turn key that must be seen to appreciate the workmanship.

395 Rosedale Avenue , Winnipeg R3L 1M1

Price: **$329,000**

MLS® #:	**202614408**	Area:	**1Aw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1952/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**133.59 M2/1,438 SF**		

Attention Builders and Investors. Offers as Received. Currently rented at $1500/month with lease expiring and tenants leaving on 31st august 2026. Opportunity to Demolish the current house and Redevelop the site. PAVED BACKLANE. Option A. Subdivide into 2 equal 25 ft wide lots and Build 2 Duplexes or 2 single family houses, Option B. Build a Fourplex as of right with new zoning rules. Option C. Build a Side by Side. 50 ft by 124.96 ft deep lot. Current house maybe re rented for short term again, but value is in the land. Call or text listing agent for more details. 48 hours notice required to view the property. Buyers urged to do their own due diligence regarding the redevelopment.

1556 Rothesay Street N, Winnipeg R2G 2H4

Price: **$329,800**

MLS® #:	**202613205**	Area:	**3F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1974/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Attached**		
Liv Ar:	**70.98 M2/764 SF**		

Showings start June 9, Offers presented as received. OPEN HOUSE SUNDAY JUNE 28 2-4PM. This beautifully updated 2-bedroom, 1-bath attached bi-level is the perfect opportunity for first-time buyers, downsizers, or investors looking for a truly move-in ready home. The major updates have already been taken care of, including furnace, central ac, and hot water tank, along with new flooring, fresh paint throughout, an updated kitchen and bathroom, new windows, new interior and exterior doors, and all new appliances. The functional layout offers bright, comfortable living spaces and a finished lower level that provides extra flexibility for a rec room, home office, or gym. Generous parking and a low-maintenance outdoor space add to the appeal. Conveniently located close to schools, parks, shopping, and everyday amenities, this affordable North Kildonan home lets you skip the renovation headaches and simply move in and enjoy. Call today to book your private showing!

962 Sherburn Street , Winnipeg R3E 2M6 Price: **$329,900**

MLS® #:	**202615477**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1928/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**120.40 M2/1,296 SF**		

Showing now, offers presented July 9, 4:00pm. This gem is situated on one of the nicest streets in the West End. A family home with timeless character and high-ticket upgrades. Lovely curb appeal with updated exterior paint, large staircase, and arched entrance. Oak hardwood floors and trim greet you at the foyer and follow you through the spacious living room into the bright windowed nook that features a cozy decorative fireplace. French doors featuring glass knobs lead you to the dining room, where a single swinging oak door opens to the kitchen. Upstairs has 3 bedrooms and 4pc bath. The largest bedroom has wall to wall closet. The bathroom features honeycomb tile. The lower level has one large room with closet, open space, and convenient laundry room and 1pc bath. Enjoy peace of mind w/removed knob-and-tube wiring, updated shingles, plumbing, HWT, central A/C, and insulated double detached garage w/ dedicated power—a tinkerer's dream! The private, fully fenced backyard (6ft+ wood fence) is an entertainer's oasis. This is the chance to start your next chapter!

401 Harold Avenue W, Winnipeg R2C 2E1 Price: **$329,900**

MLS® #:	**202614510**	Area:	**3L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**104.05 M2/1,120 SF**		

SS Now. OTP Jul 6. OPEN HOUSE: SAT & SUN, JUNE 27 & 28, 2-4 PM Welcome to 401 Harold Ave W—a warm, well-loved, UPDATED & MOVE-IN READY 3 BED, 1 BATH HOME w/ 20x23 DOUBLE GARAGE in one of Winnipeg's most family-friendly neighbourhoods. Perfectly situated across from a middle school & close to all levels of schools, parks, shopping, & amenities, this home offers everyday convenience wrapped in a welcoming community vibe. Step inside to find numerous updates that make this home truly ready to enjoy! Enjoy the refreshed kitchen featuring new counters and backsplash (2025/26), new stair treads (2026), and a newer washer & dryer (2023). Major mechanicals are taken care of too: New shingles, eaves, downspouts (2025), HWT/Furnace/AC (2020), windows & doors (2019), fence (2020), front stairs (2018) —all adding peace of mind for years to come. Outside, the backyard has updated landscaping & garden boxes (2026) , and a garage w/ new Opener and Insulated Door (2025)! A fantastic opportunity for first-time buyers, families, or anyone looking for a home that's been truly cared for. Make 401 Harold Ave W your next address and start enjoying the lifestyle this area is known for! Book your viewing asap!

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407 Inkster Boulevard , Winnipeg R2W 0K4 Price: **$329,900**

MLS® #:	**202613150**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973/**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**93.18 M2/1,003 SF**		

Come discover this well maintained home by the same owner for 32 years! Inside you will be captivated by the tongue & groove wood ceiling that bring warmth & character to the main living space. Large eat-in kitchen with newer vinyl flooring and a brick feature wall. Three good sized bedrooms, and refreshed bathroom complete the main floor. The lower level offers a HUGE recreation room with new carpeting (2026), storage room, and large utility/laundry area. Outside the property is fully fenced front to back, and equipped with a Dbl detached garage. Peace of mind comes standard with many mechanical updates: HE furnace & A/C (2022), Hot water tank (2025), Roof (2019+/-), newer PVC windows, exterior doors + more! Walking distance to many schools, transit, and restaurants. Make your move!

397 Burrows Avenue , Winnipeg R2W 1Z9 Price: **$329,900**

MLS® #:	**202611144**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**188.13 M2/2,025 SF**		

Historic character w/ modern comfort. 2000 sq/ft brick home. Step inside to find classic wood trim, hardwd flrs, bay windows, & beveled leaded glass a timeless elegance that flows throughout the main flr. Enjoy the gracious living room, a formal dining room w/ original wood plate rails, built-in cabinets, & bookshelves. A large eatin-kitchen paired with loads of cabinets. A convenient two-piece bathrm, office, & additional bedrm complete the main flr. Upstairs boasts 3 bedrms w/ hardwood flrs & a full bathrm. A magnificent 340 sq. ft. family room was added in 2022 featuring floor to ceiling windows for abundant natural light, and luxurious cork flooring—a perfect retreat for relaxation or entertaining. In addition, the lower level features a self-contained studio apartment with its own kitchen, bathrm, living & sleeping area. A dedicated multi-use laundry room further enhances the functionality of the space. Set on a treed dble lot, the property offers exceptional value and versatility. The picturesque garden makes the outdoor area as enchanting as the interior. This home blends its storied past w/ contemporary enhancements.

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308 Oakland Avenue , Winnipeg R2G 0B3 Price: **$329,900**

MLS® #:	**202611778**	Area:	**3F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1949/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**59.92 M2/645 SF**		

Offers as received. Welcome to your first step into homeownership! This charming 3-bedroom, two-bath home is nestled in one of Winnipeg's most sought-after area's. This 645 soft North Kildonan bungalow features, freshly painted main floor that offers a bright, welcoming space ready to make your own. With a fully developed basement, a new 2026 roof, a detached garage, and an oversized shed, you'll have abundant space for tools, storage, and hobbies, plus room to maximize every corner of your home. Imagine strolling to nearby parks, golf courses, and favourite local spots, everything is at your fingertips. With schools in walking range, this home is not just a place to live, it's a lifestyle you'll love stepping into. Book your showings today.

304 Dowling Avenue E, Winnipeg R2C 3K7

Price: **$330,000**

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.

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350 Arnold Avenue , Winnipeg R3L 0W7

Price: **$330,000**

MLS® #:	**202519577**	Area:	**1Aw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914**/	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**93.92 M2/1,011 SF**		

SS Aug 11th/25. Offers as received anytime on or after SS date. Updated duplex, w/two-one bedroom units. The shared front entrance has access to both units. Entering the LR on main floor, immediately notice the high ceilings & modern updates throughout, while staying true to the original character! The new galley style kitchen is custom w/two tone upper & lower, soft close, & 72 inch custom built chef's shelving for food prep. SS appliances included. Large window & back door offers natural light, & access to the covered deck. Main floor includes renovated 4 piece bath w/all new fixtures including soaker tub W/water fall shower head. Full basement can be developed for added living space. Top unit has high ceilings, 1 bedroom, new kitchen, 4 pce bath, & exterior door leading to back deck for outdoor living space. Updates: new roof (22), exterior doors & windows (24), plumbing & electrical (24), interior doors(24) front entrance fire rated doors(25), hot water tank(25), light fixtures(25). All work done w/necessary permits. This 2 unit is a rare opportunity offering affordable home ownership, w/rental income to offset mortgage payments, or buy & rent out both units for an investment property.

421 Atlantic Avenue , Winnipeg R2W 0R7 Price: **$334,900**

MLS® #:	**202613808**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1923/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**87.24 M2/939 SF**		

Welcome to this beautifully renovated 2+1 bedroom, 2 bathroom home where timeless character meets modern comfort. Situated mid-block on a quiet street in a mature neighbourhood, this charming property has been completely rebuilt from the studs inward, offering peace of mind and exceptional value for years to come. The bright and inviting main floor showcases a stunning new kitchen with modern cabinetry, updated appliances, and thoughtful finishes throughout. Original charm has been preserved while incorporating today's conveniences, creating a warm and welcoming atmosphere. Two spacious bedrooms and a beautifully updated bathroom complete the main level, while the finished basement offers a third bedroom, additional living space, and a second full bathroom—perfect for guests, a home office, or growing families.Extensive upgrades include new insulation, shingles, windows, doors, plumbing, electrical with 200-amp service, furnace, HRV system, sump pump, kitchen, bathrooms, and appliances. Outside, you'll appreciate the new sidewalk, fresh landscaping, and the convenience of a single detached garage. Ideally located close to transit, shopping, schools, parks, and everyday amenities

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439 Desalaberry Avenue , Winnipeg R2L 0Y8 Price: **$334,900**

MLS® #:	**202613360**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F3/H1**
Type:	**Single Family Detached**		
Liv Ar:	**144.00 M2/1,550 SF**		

SS Now, Offers any time. Price to sell. Fabulous and fully renovated Two storey on a spectacular block in Elmwood! With all of the big stuff done and all of the features you want, this is truly the home you've been waiting for. The layout is fantastic, offers four large bedrooms three and half bathrooms, a bright and cozy living room, formal dinning room fully finished basement with full bathroom. Basement windows may or may not egress. Updated kitchen with newer appliances features super tall cabinets and ample counterspace offering a deceptively large amount of storage, big pantry/mudroom. Newer Furnace, windows, sump pump Ac, plumbing, electric wiring, Shingles , 200amp electric panel, Fully fenced and landscaped backyard is amazing for those of you with children and pets! Basement is bright and dry, newer driveway ample space for parking + outdoor enjoyment. This prime starter home is near all levels of school, very close to Al Hijra Islamic School. transit and more! This is surely the one you've been waiting for . The city has said that they will support 6 units on this lot.Clean PDS.

767 Sheppard Street , Winnipeg R2P 0H6

Price: **$334,990**

MLS® #:	**202610442**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**80.83 M2/870 SF**		

Offers as received. Welcome to 767 Sheppard Street! Well-maintained bi-level home offering 2 bedrooms and 1 full bathroom on the main floor, plus a fully finished basement with an additional room and bathroom. Bright living room with large windows providing plenty of natural light. Updated kitchen with newer cabinetry and spacious dining area, perfect for family gatherings and entertaining. Fully finished lower level features a den, half bath with potential for future full bath conversion, and large rec room where an additional bedroom could easily be added. Spacious parking pad accommodates 5–6 vehicles. Recent updates include newer paint (2026), kitchen cabinets (2026), electrical fixtures (2026), bathroom vanity (2026), kitchen & bath flooring (2026), HWT (2026), deck (2026), and A/C (2024). Conveniently located within walking distance to Swagat Plaza, Tim Hortons, 7-Eleven, parks, schools, bus stops, and nearby amenities. Ideal for first-time buyers or investors. Dimensions +/- jogs.

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201 Kinver Avenue , Winnipeg R2R 1G9

Price: **$336,900**

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**		

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 Price: **$337,900**

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**		

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.

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28 Rudolph Bay , Winnipeg R2K 3G3 Price: **$339,000**

MLS® #:	**202613952**	Area:	**3E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**94.02 M2/1,012 SF**		

Welcome to 1012 sq ft side by side in Valley gardens premium corner lot, perfectly blending space and opportunity. The bright layout features 3 bedrooms and full bath on main floor with fully renovated kitchen, dinning area and spacious living room. A standout feature is spacious and separate entrance basement with bedroom and full bath for an in-law suite, rental income, or private home business space. Recent renovation has been done shingles (2019), hwt (2018), furnace (2016) windows, flooring, lighting, paint, kitchen (2026). Walking distance to Concordia hospital and other amenities.

33 Butler Boulevard , Winnipeg R2R 0Y7

Price: **$339,000**

MLS® #:	**202613961**	Area:	**4J**
Status:	**A**	DOM:	
Yr Blt/Age:	**1977/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Attached**		
Liv Ar:	**111.48 M2/1,200 SF**		

S/S Now. Offers presented Tuesday, June 23. Open House Saturday & Sunday, June 27 & 28 from 2:00–4:00 PM. Welcome to this beautifully renovated and move-in-ready home located in the desirable Tyndall Park area, just minutes from Tyndall Market Mall, public transit, and Tyndall Park School. The bright and spacious main floor features a huge living room with large newer windows that flood the space with natural light, a stunning feature wall, a convenient powder room, and an upgraded kitchen with a dining area. The second floor offers three generously sized bedrooms and a full bathroom. The fully finished basement provides additional living space with a large rec room, a den, and a full bathroom. Step outside to enjoy the beautiful backyard featuring a spacious deck, perfect for entertaining and family gatherings. Recent upgrades include fresh paint (2026), new flooring (2024), windows (2021), furnace (2024), hot water tank (2023), central air conditioning (2024), bathroom vanities (2024) and roof (2021). A fantastic opportunity to own a fully updated home in a great family-friendly neighborhood. Book your private showing today!

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20 Barrington Avenue , Winnipeg R2M 2A5

Price: **$339,900**

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!**

39 Martin Avenue W, Winnipeg R2L 0B3 Price: **$339,900**

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!

1360 Winnipeg Avenue W, Winnipeg R3E 0S4 Price: **$339,900**

MLS® #:	**202614469**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**88.26 M2/950 SF**		

Showings start June 22, Offers as Received. Welcome to 1360 Winnipeg Avenue West, a well-cared-for bi-level duplex built in 1945 that offers flexibility, function, and real income potential! Separately metered and thoughtfully maintained, this property is a smart move for big families and savvy investors alike. The main floor features a spacious 3-bedroom, 1-bathroom unit, while the lower level offers a comfortable 2-bedroom, 1-bathroom suite — perfect for multi-generational living, rental income, or house-hacking your way into homeownership. With separate metering already in place, tenants or family members can manage their own utilities with ease. Set on a 40 x 100 lot with a single detached garage, there's parking, storage, and room to enjoy. Whether you're looking to live in one unit and rent the other, house your extended family under one roof, or add a turnkey property to your portfolio, the options here are wide open. Opportunities like this don't come along often — book your private showing today!

220 Arnold Avenue , Winnipeg R3L 0W5 Price: **$339,900**

MLS® #:	**202613983**	Area:	**1A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909**/	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**75.99 M2/818 SF**		

Offers as received | Choice Riverview location, bungalow w/ nice open living space, thoughtfully updated throughout, 3 total bedrooms, 2 full bathrooms, main level w/ open kitchen, formal dining area w/ builtin cabinetry + desk, good size living room, huge primary bedroom w/ loads of closet space, 4 pce bathroom, lower level w/ 2 proper bedrooms, full bathroom, laundry + storage, low maintenance rear yard, single detached garage, plenty of recent updates include roof shingles, Furnace/AC, siding, some windows, close to all amenities - shopping, major bus routes, restaurants, downtown, running trails and come winter the river trails! don't miss out, call to book your appointment today

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63 Marlow Court , Winnipeg R2P 0A5 Price: **$339,900**

MLS® #:	**202613338**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Single Family Attached**		
Liv Ar:	**109.25 M2/1,176 SF**		

SS Now. Open House Sat, June 13th & Sun, June 14th: 1pm-3pm. Offers as received. A two-storey attached home in the heart of The Maples! Featuring 4 bedrooms, 2.5 full bathrooms, and single detached garage. This move-in-ready home is ideal for families or first time home buyers. The bright main floor offers a spacious living room, large eat-in kitchen with ample cabinetry, and two-piece bathroom. Upstairs you'll find a primary bedroom, two additional good-sized bedrooms and a four-piece bathroom. Recent upgrades include fresh paint, new flooring, and complete duct cleaning. The fully finished basement features a rec room, kitchen, bedroom, 4-piece bathroom and accessible from side entrance for added privacy. Currently rented & generating $1,050/month in income, making it a great mortgage helper. Located in one of Winnipeg's most desirable family-friendly neighborhoods, close to schools, parks, shopping, public transit, & all major amenities. Whether you're looking for a place to call home or a smart investment, this property checks all the boxes. Homes with income potential, extensive updates & prime Maples location are rare—this one won't last long. Book your private showing today!

542 Camden Place , Winnipeg R3G 2V7

Price: **$339,900**

MLS® #:	**202611125**	Area:	**5B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1910/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**128.21 M2/1,380 SF**		

Character galore in this warm and inviting 1,380 sq ft two story in Wolseley. Spacious living room, updated kitchen open to the dining room and a 2 piece powder room make up the main floor. 3 nice sized bedrooms upstairs including a huge Primary bedroom with stunning wood floors and a 4 piece bathroom with claw foot tub. Just down the street is an elementary school with a play structure and it's only a 5 minute walk to Omands Creek. Electrical replaced 2015. New furnace Dec 2024. Many updated windows. Freshly painted interior. Living room fireplace is decorative only - SOLD AS-IS. Room sizes +/- jogs. Sq ft as per City of Winnipeg.

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536 Adsum Drive , Winnipeg R2P 1B5

Price: **$339,900**

MLS® #:	**202610060**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1976/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**83.71 M2/901 SF**		

Huge price Adjustment,Offers as received , One of the best side by side Bungalow in neighborhood offers 900sqft living space with 4 bedrooms,2 full bathrooms,HARDWOOD floor,Fully finished basement with many upgrades includes New PVC Windows,Shingles,New Stucco,Upgraded Furnace,Hot water Tank(2021),New Washer Dryer(2020),Fresh Paint,New Carpet in Basment.This house comes with Central A/C,Hardwood Floor,all Appliances included.Close to all Amenities.

147 Summerfield Way , Winnipeg R2G 2B2 Price: **$339,900**

MLS® #:	**202607021**	Area:	**3G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**111.48 M2/1,200 SF**		

Showings Start Now.Offers As Received. Beautiful Two-Storey Side By Side House In a very Quiet Neighbourhood.With 3 Bedrooms & !.5 Bath, Fully Finished Basement. Updated Windows, Kitchen, New Flooring & Paint Oct 2025, Basement Carpet 2026. This House Is Close To The Park, School, And Shooping Mall. Don't Miss This chance To live In A Great Area. All The Measurements +/- Jogs....

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450 McMeans Avenue E, Winnipeg R2C 0X1 Price: **$340,000**

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**		

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.

1655 Pacific Avenue W, Winnipeg R3W 1H6 Price: **$344,900**

MLS® #:	**202611665**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**110.00 M2/1,184 SF**		

Extensively renovated 4 bedroom 2 bathroom home is ideal for maintenance free living for years to come. Laminate floors throughout the entire main floor are beautiful. Large front entry leads into the open concept main floor which is perfect for entertaining or relaxing. Large kitchen features plenty of counter space and newer stainless steel appliances. Living room shows off a beautiful feature wall and has multiple windows that flood the space with natural light. Two spacious bedrooms on the main floor while upstairs features a huge primary bedroom with massive walk in closet. The basement is fully finished with an enormous rec. room, fantastic four piece bathroom and oversized fourth bedroom or den. Parking pad and small fenced yard for low maintenance living. Hi efficiency furnace in 2023, new shingles in 2025. Some photos virtually staged.

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410 Marjorie Street , Winnipeg R3J 1R6 Price: **$344,900**

MLS® #:	**202609074**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1949/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**83.61 M2/900 SF**		

Charming & Affordable St. James Gem – Perfect for First-Time Buyers! This delightful one-and-a-half-storey home perfectly blends classic charm with modern updates, offering an incredible opportunity for you to step into the market at an accessible price point!! This home features four Spacious Bedrooms, plenty of room for a growing family with a main floor bedroom, two bedrooms on the top floor & one bedroom in the basement. Two full bathrooms, enjoy the convenience of a full bath on both the main level and in the newly remodeled lower level. Recently remodeled basement with permits. The fully finished basement has been professionally updated to provide a bright, versatile living area, a full bath, a workspace room, laundry room & a bedroom. Situated on an impressive 53-foot wide lot, the backyard is fully fenced private oasis with endless potential for gardening, entertaining, or play with plenty of parking spaces & a single detached garage. Updates includes a newly remodeled basement with permits, back deck, AC unit, HWT, kitchen refreshed, lighting & paint throughout the home, fresh ext & some interior painting & some flooring.

434 Radford Street , Winnipeg R2X 2E8

Price: **$349,000**

MLS® #:	**202614424**	Area:	**4C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1951/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.19 M2/917 SF**		

S/S Friday June 26th - Sinclair Park beauty. Long time vendors downsizing. This 3 BR home features tyndall stone front, gleaming hardwood floors, newer roof shingles, HE Furnace, HW tank, central air, partly finished bsmnt, back yard deck, garage w/ car port.

501 Larsen Avenue , Winnipeg R2K 1R5 Price: **$349,900**

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**		

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.

1187 Mountain Avenue , Winnipeg R2X 1E3 Price: **$349,900**

MLS® #:	**202614665**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1956/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.94 M2/1,108 SF**		

Welcome to 1187 Mountain Avenue! This well cared for 1,108 sq. ft. bungalow has been lovingly maintained by the same owners for the past 33 years and is ready for its next chapter. Built in 1956, this home offers 3 bedrooms and 1 bathroom on the main floor, plus an additional bedroom and bathroom in the partially finished basement, providing extra space for family, guests, or a home office. Recent upgrades include a high efficiency furnace (2023), hot water tank (2025), and shingles (2025), giving peace of mind for years to come. Conveniently located close to schools, parks, shopping, public transit, and everyday amenities, this is a fantastic opportunity to own a solid home in a well established neighbourhood. Don't miss your chance to make this cherished property your own!

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103 Lake Village Road , Winnipeg R3T 4M7 Price: **$349,900**

MLS® #:	**202613593**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1977/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Attached**		
Liv Ar:	**85.47 M2/920 SF**		

Offers presented as received. Welcome to this 920 sq ft bungalow in desirable Waverley Heights. Offering 3 bedrooms, a 4-piece bath, and a functional layout, this home is ideal for first-time buyers, young families, students, or investors. The combined living and dining room features hardwood floors, large windows, and a cozy wood-burning fireplace with brick surround. The kitchen offers ample oak cabinetry, a peninsula island, and stainless steel fridge and stove. Three generously sized bedrooms complete the main floor. The lower level adds valuable living space with a spacious rec room, office area, laundry, and plenty of storage. Updated PVC windows, high-efficiency furnace (2021), hot water tank (2022), and central air complete the package. Outside, the fully fenced backyard features a patio, garden boxes, storage shed, and room for your own finishing touches. Conveniently located near the University of Manitoba, schools, parks, public transit, shopping, and restaurants. A great opportunity in a fantastic location. Book your showing today!

252 Riverton Avenue , Winnipeg R2L 0N3

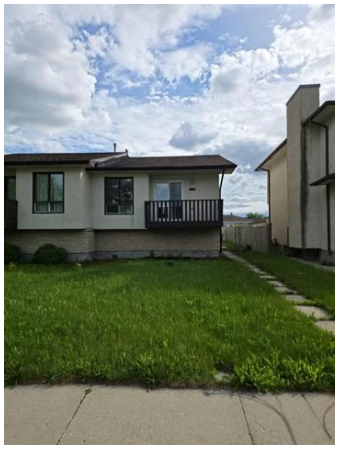
Price: **$349,900**

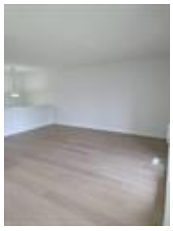
MLS® #:	**202614331**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1907/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**132.48 M2/1,426 SF**		

SS now with 24 hours' notice. Offers to be presented as received. Opportunity knocks! Offered below its appraised value, this exceptional duplex presents a rare opportunity for investors and owner-occupants alike with the current tenants able to remain or vacate with proper notice depending on the buyer's plans. Featuring two self-contained units with separate entrances, the main floor unit offers 3 bedrooms, 1 full bath, basement access, in-suite stackable laundry and is currently rented for $2,000/month including hydro (approx. $200/month). The upper unit features 3 bedrooms (including one on the main floor), 1 full bath, its own laundry, and is rented for $1,600/month, with the tenant paying their own hydro. Conveniently located close to schools, shopping, public transportation, and everyday amenities, this income-producing property generates $3,600/month in rental income. Whether you're looking to expand your portfolio, live in one unit and rent the other, or redevelop in the future, this is an opportunity you won't want to miss. With separate entrances, separate laundry, and strong income potential, this is a property that offers both flexibility and long-term value. Book your showing today!

860 Templeton Avenue , Winnipeg R2V 3S6 Price: **$349,900**

MLS® #:	**202614637**	Area:	**4F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1986/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**76.65 M2/825 SF**		





Showing Starts Now. Open house Sat/Sunday from 2 to 4pm. Offer date-29th at 6 pm. Welcome to this beautifully updated bi-level home, perfect for families seeking comfort, style, and a peaceful lifestyle in a safe, quiet neighborhood. Offering 825 sq. ft. above grade plus a fully finished basement, this move-in-ready home features 3 bedrooms, 2 bathrooms, and numerous recent upgrades throughout. Enjoy the front balcony, fully finished basement, single detached garage, and additional side parking. The property is fully fenced with durable steel fencing, providing excellent privacy and security for children and pets.

1105 McCalman Avenue , Winnipeg R2L 1H6 Price: **$349,900**

MLS® #:	**202614000**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1956/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**84.82 M2/913 SF**		

Showings start now. Offers presented as received. Welcome to this beautifully maintained family home, offering 3 bedrooms & a renovated 4-piece bathroom on the main floor. Luxury vinyl plank flooring extends throughout much of the home, while the updated eat-in kitchen features stainless steel appliances & modern finishes, making it both stylish and functional. The fully finished basement provides additional living space with a spacious recroom, cozy gas fireplace, den and a dedicated bar area—perfect for entertaining family & friends. There's also a large laundry room which offers excellent storage space. Step outside to enjoy the fenced backyard, complete with a raised garden bed & cedar trees for added privacy. The property also includes a single detached garage and an additional parking pad for extra convenience. Ideally located close to schools, shopping, parks, and everyday amenities, this move-in-ready home is ready for its next owners. Notable upgrades include a renovated kitchen, updated 4-piece bathroom, luxury vinyl plank flooring and house shingles. Book your showing today!

179 Lake Village Road , Winnipeg R3T 4M7 Price: **$349,900**

MLS® #:	**202610530**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Attached**		
Liv Ar:	**86.59 M2/932 SF**		

Welcome home to this charming and well-maintained 3+1 bed, 1 bath side-by-side offering comfortable, easy living. Step inside to a bright open concept layout that seamlessly connects the living, dining, and kitchen spaces—perfect for everyday living and entertaining. Updated windows |06 fill the home with natural light, while durable LVP flooring |24 and a neutral paint palette create a move-in-ready feel throughout. Both bedrooms offer comfortable accommodations, the primary has a WIC. The functional floor plan maximizes every square foot. Outside, you'll love the fully fenced, south facing backyard w/patio—an ideal space for relaxing, gardening, or enjoying summer evenings. A large storage shed |25 provides plenty of room for tools, bikes, and seasonal items. The asphalt driveway |24 offers convenient parking for two vehicles, adding to the home's practicality. Other notable upgrades include: shingles, HWT, shed |25, eaves/soffits/fascia, fridge+stove |24. Whether you're a first-time buyer, down sizer, or investor, this property presents an excellent opportunity to own your own home in a desirable location close to schools, walking paths, parks and shops on Pembina.

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14 Mager Drive E, Winnipeg R2M 0J7 Price: **$349,900**

MLS® #:	**202613754**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1925/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**79.43 M2/855 SF**		

Absolutely Gorgeous 2 Bedroom Bungalow with 2 Full Bathrooms on a 50X103 lot in St Vital. Close to Buses, Parks and Shopping. Completely remodelled in the last few years and in Impeccable condition!!The main floor features a Lovely Living room with Large Windows and Modern Blinds. Enjoy the Open Kitchen / Dining room layout with Newer Kitchen Cabinets, Quartz countertops, and PVC windows. 2 Bedrooms with a beautifully remodelled Full Bathroom. Newer Carpet and Laminate flooring throughout. The Full Basement is offering a second Full Bathroom, a spacious Recroom with modern Ceilings and Pot lights, a Storage/Utility room and PVC Windows.The Back yard features a New Fence with 2 Gates and a Large Parking Pad for 4 cars. Complete with a Beautiful Grassy area, Nice sidewalk, Shed, and a Patio area. Modern Exterior Stucco with added insulation (18),Newer Roof Shingles (18), Newer Soffits and Eaves. Newer Kitchen, updated Bathrooms, HE Furnace(22), HWT(19),PVC Windows,Newer Exterior Doors with Storm doors, & Newer Electrical(05). Freshly painted. An Affordable and Energy efficient home in Move in condition!!Book your private viewings.

299 Rougeau Avenue , Winnipeg R2C 4A1 Price: **$349,900**

MLS® #:	**202613710**	Area:	**3K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**88.26 M2/950 SF**		

OFFERS AS RECEIVED. Welcome to 299 Rougeau Avenue! A beautiful 2-storey 3 bedroom home that has been lovingly cared for by long-time owners, and is now ready for you. All floors have been updated a couple weeks ago to LVP on the main floor and bathroom, with carpets on the stairs, hall, bedrooms and rec-room. The livingroom is bright with a bay window, a semi-open staircase, and faces west. A large eat-in kitchen with white cabinets and newer appliances looks out to a 3-season Sunroom 16 x 12 and open greenspace behind the home. The upper floor features 3 bedrooms and a 4-piece renovated bathroom. A partially fenced backyard is framed in with an newer oversized single car garage and parking pad. The location is ideal with a elementary school and playground a 5 minute walk down the street. Shopping is a hop-skip-and jump up the road. Easy access to transit, Dugald Rd and the Perimeter. Updates: All flooring (26), Roof (24) with 15 yr warranty, Furnace & AC (22) w/ 10 yr warranty, HWT (25) w/ 5 yr warranty, Fridge (25), Stove (26), Freezer (26), all windows have been replaced except the livingroom, and freshly painted throughout the interior.

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450 Arbuthnot Street , Winnipeg R3M 2R5 Price: **$349,900**

MLS® #:	**202612574**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**84.73 M2/912 SF**		

Showings start now, Offers as received. Welcome to this well-maintained 1.5-storey home in Crescentwood offering 3 bedrooms, 2 bathrooms, and an oversized insulated single attached garage. The main floor features a bright living room with new carpet (2026), a spacious eat-in kitchen with plenty of natural light, a cozy dining area, and an updated modern 4-piece bathroom. Upstairs offers two spacious bedrooms, freshly painted with new carpet installed in 2026. The partly finished basement adds extra living space with a third bedroom, 3-piece bathroom, newer luxury vinyl plank flooring (2026), and a nicely updated laundry room. Outside, enjoy the fully fenced backyard with plenty of room to relax or entertain. The oversized attached garage was substantially rebuilt in 2014, including reinforced wall supports. Additional updates include high-efficiency gas furnace with new chimney liner (2019), shingles (2019), hot water tank (2025), fence and landscaping (2014), and more. Move-in ready in one of Winnipeg's most desirable neighbourhoods walking distance from schools, bus stops and corydon.

228 Devon Avenue , Winnipeg R2G 0C3 Price: **$349,900**

MLS® #:	**202613031**	Area:	**3F**
Status:	**A**	DOM:	
Yr Blt/Age:	**2005/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**71.35 M2/768 SF**		

S/S June 09. Offers as received. OH June 20 and 21 - 11am-1pm. Welcome to 228 Devon Avenue - a charming and well-maintained bungalow in the heart of North Kildonan, offering quick possession and move-in-ready convenience. Situated mid-block on a quiet street, this home features a bright open-concept living and dining area filled with natural light, creating the perfect space for both everyday living and entertaining. The kitchen offers ample cabinet storage, stainless steel appliances, a double sink, and a stylish tile backsplash.The main floor is complete with two generously sized bedrooms and a well-appointed 4-piece bathroom. Downstairs, you'll find a spacious rec room, two additional rooms (windows may not be egress), and a second 4-piece bathroom, providing flexibility for growing families, professionals, guests, or those working from home. Significant updates have been completed for added peace of mind, including newer shingles. The location is hard to beat where you are just minutes from parks, golf courses, schools, shopping, public transit, churches, hospitals, and other everyday amenities. A fantastic opportunity to own a solid home in one of North Kildonan's most desirable neighbourhoods.

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12 Arundel Road , Winnipeg R2J 2K9 Price: **$349,900**

MLS® #:	**202612979**	Area:	**2G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1955/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**72.46 M2/780 SF**		

Welcome to this charming home in Windsor Park. You will be impressed by the open floor plan with newer kitchen! Vinyl plank flooring through out. Newer paint and trims. Recessed LED lighting. 2 large bedrooms. Redone 4 piece bathroom. Central air. Deck. 90% Finished den in full basement. Full basement ready for development. Front driveway. Private fenced back yard backing on to treed greenspace. Single garage. Located on a quiet bay.

576 Rupertsland Avenue , Winnipeg R2V 0H4

Price: **$349,900**

MLS® #:	**202612683**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1951/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**81.29 M2/875 SF**		

SS now. Open house schedules: June 20 and 21, 2026 from 2:00 pm to 4:00 pm. Welcome to this well-maintained corner-lot home in the desirable West Kildonan area! This spacious property features 3 bedrooms and 2 bathrooms, offering comfortable living for families, first-time buyers, or those looking to downsize without compromising space. Enjoy the benefits of modern living with most appliances being WiFi-enabled, adding ease and connectivity to your daily routine. It also features a remote-controlled sliding gate in the backyard & waterfall kitchen sink. Outdoor metal-framed swimming pool set, hard-top gazebo & TV are included in the sale. Located in a family-friendly community, this home is within proximity to Faith Academy, Inkster School, parks, public transportation, and amenities. You'll also appreciate being just minutes from major shopping destinations such as Garden City Shopping Centre and Northgate Shopping Centre, with easy access to restaurants, grocery stores, parks, and other amenities. A fantastic opportunity to own a move-in-ready home on a desirable corner lot in a convenient and established community. Book your showing today!

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900 Bond Street , Winnipeg R2C 2M8

Price: **$349,900**

MLS® #:	**202610201**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1951/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**115.20 M2/1,240 SF**		

If you're looking for a SENSATIONAL income property for a GREAT PRICE then look no further! This SOLID 1950's 1.5 storey duplex style home located in the HEART OF TRANSCONA has super close connectivity to schools, grocery stores, restaurants, public transportation + all MAJOR amenities! The main floor unit includes the basement & consists of 3 beds, 1.5 baths and is currently leased to a wonderful long term tenant for $1650/m. The upper unit is now vacant which features a 1 bed, 1 bath unit and was previously leased for $1100/m. Presents an EXCELLENT addition to your existing rental portfolio OR if you're just looking for a way to DRASTICALLY lower your monthly mortgage payment - live in one unit while the other provides HEALTHY additional income! Outside you'll discover a GENEROUS, FULLY FENCED BACKYARD & an OVERSIZED single garage. *Major Updates: Hi-Efficiency Furnace, Hot Water Tank, Central A/C, Shingles, Vinyl Siding & Wood Fence* EXTRAORDINARY OPPORTUNITY - WITH A FEW SMART MODIFICATIONS MASSIVE POTENTIAL FOR THIRD UNIT BASEMENT CONVERSION. (Buyer to perform due diligence) Separate entrances! Meters: 2 Hydro/1 Gas/1 Water. WOW! BOOK YOUR PRIVATE SHOWING TODAY!

383 Gilmore Avenue , Winnipeg R2G 2G5 Price: **$349,900**

MLS® #:	**202610230**	Area:	**3G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1974/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**99.96 M2/1,076 SF**		

SS May 12. Offers as received. Welcome to the highly desired area of North Kildonan. This home is just short walk away from all the amenities Henderson has to offer. All 3 levels of schooling a short walking distance away. This thoughtfully laid out 3 bedroom home is the perfect place to call home. This home has upgrades which include A/C replaced in 2020, 200 amp panel which is 6 years old and eavestroughs that were completed 4 years ago. Foundation work needed in the basement.

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290 Laura Street , Winnipeg R3A 1C5 Price: **$349,900**

MLS® #:	**202605093**	Area:	**9A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1941/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**374.86 M2/4,035 SF**		

building 4035 sq ft main floor is 2529 , large 9 x 12 overhead door at back shop has 14 foot ceilings, hi efficient furnace and solid concrete building currently zoned R2 with variance order spray foamed roof with mezzanine currently renter has five cars in garage working on so its back yard mechanics dream second floor is 955 sq ft cold storage , 551 third floor cold storage, gives you ample space and options,

115 Coralberry Avenue , Winnipeg R2V 2P2 Price: **$350,000**

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**		

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!

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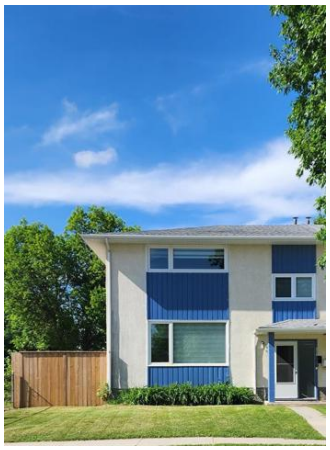
214 Mapleglen Drive , Winnipeg R2P 0H5 Price: **$350,000**

MLS® #:	**202613331**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**121.70 M2/1,310 SF**		



Offers will be reviewed in the evening of the day they are received. Seller is a Licensed Realtor. Introducing this two storey 1310 Square foot, 3 bed, 1.5 bath side by side with a fully finished basement Located within the heart of Maples near schools, parks, and public transportation. The spacious open concept main floor features upgrades including granite counter tops, island, cabinets, high-end stainless steal appliances, half bathroom. Upstairs offers a fully redone 4 peice bathroom, large primary bedroom and 2 additional bedrooms. Upgrades also include vinyl flooring throughout the house, High Eff. furnace and Electric hot water tank (25) shingles (22), soffit (22), fascia (22), fencing, light fixtures. All appliances are incl

194 Jefferson Avenue , Winnipeg R2V 0M4 Price: **$350,000**

MLS® #:	**202612749**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1932/Older**	New Const:	**No**
Beds:	**0**	Baths:	**F0/H0**
Type:	**Single Family Detached**		
Liv Ar:	**108.32 M2/1,166 SF**		

Showings start now! Please provide 24 hrs notice as its tenant occupied. Offers as received. Welcome to this fully upgraded home in the highly desirable Scotia Heights neighborhood, known for its beautiful tree-lined streets, charming character homes, strong sense of community, and convenient access to schools, parks, shopping, and downtown Winnipeg. This 1,166 sq. ft. home sits on a 3,538 sq. ft. lot and features 3 bedrooms, 2 bathrooms, and a garage. Extensively renovated in 2023–2024, the home offers a new kitchen, new windows, new doors, new flooring throughout, fresh interior and exterior paint, updated lighting, a newer hot water tank, and a newly renovated bathroom. The basement features a separate entrance and additional space with potential for a future bedroom and bathroom, offering excellent flexibility for extended family living or future development opportunities. Property is currently zoned C2. Buyers are advised to conduct their own due diligence regarding zoning, permitted uses, and development potential.

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

Homes Priced From

$351,000-$400,000

=

($1574-$1794/month)

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Shawn Sommers Personal Real Estate Corporation
204.818.0707 - talk/text
www.ShawnSommers.com
email: shawn@shawnsommers.com

CENTURY 21®
Carrie Realty

Residential Client Multi Photo (Small Print)

1105 Waller Avenue , Winnipeg R3T 1P4 Price: **$356,000**

MLS® #:	**202609032**	Area:	**1Jw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1948/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.99 M2/1,044 SF**		

Offer as received. Welcome to this beautiful home, offering comfort, efficiency, and great value and it is located in a large pie shaped lot in the desirable neighborhood of West Fort Garry. It features 3 decent sized bedrooms and a full bathroom. The main floor offers a bright living rooms with large windows, a formal dining room, a eat-in kitchen with upgraded kitchen cabinets, SS appliance and back splash, a primary bedroom and a 4pc bathroom. There are two additional bedrooms upstairs. The basement is fully finished with a large Rec room and a laundry room. Recent upgrades add peace of mind, including PVC windows, A/C, Vinyl Plank Flooring and Carpet, designer light fixtures, Kitchen cabinetry and SS appliances, interior and exterior painting. Step outside to enjoy beautiful landscaped deck and yard, perfect for relaxing, entertaining or pets. The home is ready to move in and enjoy. It closes to all amenities, schools, shops and public transportation to everywhere.

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916 Cathedral Avenue , Winnipeg R2X 1J4 Price: **$359,900**

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!

92 Matheson Avenue E, Winnipeg R2W 0C2

Price: **$359,900**

MLS® #:	**202613751**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1921/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**147.16 M2/1,584 SF**		

Offers anytime! | Welcome to this charming Scotia Heights character home where timeless craftsmanship meets thoughtful modern updates. Offering 1,584 SqFt of living space, this 2 storey home features 4 bedrms, 2 bathrms & a perfect blend of original character & everyday functionality. Inside, you'll appreciate the warmth & charm that only a classic home can offer, complemented by numerous upgrades completed throughout the years including some windows, shingles, siding, electrical, boiler system & beautifully updated bathrms. The spacious layout provides plenty of room for families, home offices, or guests. Step outside to a stunning, landscaped yard designed for both relaxation & entertaining. Enjoy summer evenings on the gorgeous stone patio, surrounded by mature greenery & connected by a brick walkway. A double detached garage adds convenience & valuable storage. Located in the heart of highly sought after Scotia Heights, you'll love the tree lined streets, scenic river walks, historic character, close proximity to parks, schools, shopping & all amenities, a rare opportunity to own a beautifully maintained character home in such a desirable neighbourhood.

482 Inkster Boulevard , Winnipeg R2W 0K7 Price: **$359,900**

MLS® #:	**202613772**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1942/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**111.48 M2/1,200 SF**		

S/S June 23. Offer as received. Open House Saturday June 27 2-4PM. Welcome to this thoughtfully updated 1,200 sq. ft. home in West Kildonan. Full of character and charm, this 3-bedroom, 1.5-bathroom home offers excellent flow between the living room, dining area, kitchen, and Sliding glass door leading to the backyard. Upstairs features three bedrooms and one full bathroom. The lower lever offers a specious recreation room and fireplace. The oversized single garage, and private yard create an ideal outdoor space. Updates include interior paint (2026), kitchen cabinets (2026), garage floor (2026). Located minutes from school, restaurants and transit.

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328 Enniskillen Avenue , Winnipeg R2V 0H9 Price: **$359,900**

MLS® #:	**202614580**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1950/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**111.48 M2/1,200 SF**		

Welcome Home to 328 Enniskillen Avenue! Pride of ownership is evident throughout this well-kept West Kildonan neighbourhood. This inviting 3-bedroom, 2 full bathroom home offers a functional layout, a fully finished basement and the kind of comfort that's easy to fall in love with. Step outside and enjoy the nicely maintained yard, complete with a natural gas BBQ hookup—no more propane tank exchanges. The property also features a single garage with a 150-amp panel that has potential for convenient EV fast-charging hookup, making it a great option for electric vehicle owners. A paved parking pad provides additional space for vehicles, trailers, or guests. Notable upgrades include a 200-amp electrical service to the home, offering peace of mind and added capacity for modern living. Located in the highly regarded Seven Oaks School Division and close to shopping, parks, restaurants, public transportation, and other everyday amenities; this is a property that truly feels like home from the moment you arrive.

14 Magenta Crescent , Winnipeg R2P 0B5 Price: **$359,900**

MLS® #:	**202614504**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1971/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**75.81 M2/816 SF**		

Offers as received. Pride of ownership is evident throughout this lovingly maintained home. Long time owner of over 20 years. Located in the heart of The Maples, this is the perfect starter home for first-time buyers, young families, or those looking to downsize without sacrificing comfort. The functional split-level layout offers 3 bedrooms, including 2 on the upper level and an additional basement bedroom with a large window, a bright living room with hardwood flooring, a spacious eat-in kitchen, and a full main floor bathroom. Numerous updates have been completed over the years, including PVC windows (2014), high-efficiency furnace (2013), roof shingles (2017), garage door (2018), and 200-amp service. Outside, you'll find a single detached garage with front drive access, and a long concrete driveway large green space. Near many amenities, school, parks and transportation. A well-cared-for home in a fantastic family-friendly neighbourhood—don't miss this opportunity!

55 Lennox Avenue , Winnipeg R2M 1A7 Price: **$359,900**

MLS® #:	**202613362**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1922/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.79 M2/805 SF**		

Welcome to this beautifully updated 805 sq. ft. bungalow in St. Vital! Offering 3 + bedrooms, 1 bathroom, and modern finishes throughout, this move-in-ready home is perfect for first-time buyers, or investors. The bright and spacious living room flows into the dining area, creating a welcoming space for everyday living and entertaining. The updated kitchen features quartz countertops, stainless steel appliances, and a gas range, while durable laminate flooring throughout the main level adds style and convenience. The fully finished basement provides additional living space with a large rec room and an extra bedroom, making it ideal for guests, a home office, or additional living space. Outside, you'll find a double detached insulated garage and plenty of room to enjoy. Conveniently located close to schools, parks, shopping, transit, and other amenities, this home offers outstanding value, tons of potential, and quick possession. A fantastic opportunity to own a stylish, move-in-ready home in a great St. Vital location!

225 Glenwood Crescent , Winnipeg R2L 1K1 Price: **$359,900**

MLS® #:	**202613131**	Area:	**3C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1927/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**138.43 M2/1,490 SF**		

Open house Sunday July 5 1:00 -- 3:00 Long time owners of this beautiful character home including original Oak trim, baseboards and flooring , light fixtures with newer electrical, brick fireplace, French doors into living room, French door into cool sunroom-- den area with an abundance of windows total 4 really nice Oak French doors, family sized dining room with cool swinging servants door to kitchen, two good sized bedrooms on main floor with character powder room, upstairs feature large primary bedroom plus fourth bedroom and updated four piece bath, full basement with workshop area, multi use room, plenty of storage, this home features all upgraded wiring, newer E.E. furnace, water heater, hidden cold storage area, Polar windows, outside features nice landscaping, fence, garage and parking for 2 more vehicles, this is a truly nice , unique home .Possession could be quick.

1929 Ross Avenue , Winnipeg R2R 0E5 Price: **$359,900**

MLS® #:	**202612261**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**2005/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**72.19 M2/777 SF**		

Offers as received. Open house Sat and Sun, June 13 & 14 at 2-4 p.m. Step into this well-maintained bi-level home, built in 2005 and designed with an open-concept layout that maximizes both space and functionality. The bright living room seamlessly connects the dining area and kitchen, while soaring vaulted ceilings and large windows create an airy atmosphere filled with natural light. The main floor offers two spacious bedrooms and a full bathroom. The lower level features high ceilings, big windows, a second full bathroom, and a versatile rec room that can easily serve as a family room, home office, fitness area, or private retreat for guests and teenagers alike. A large utility and laundry room provides ample storage. Conveniently located close to schools, parks, shopping, and everyday amenities, this home delivers comfort, functionality, and exceptional value. Book your private showing today!

11 Huber Street , Winnipeg R2R 0X5

Price: **$359,900**

MLS® #:	**202610059**	Area:	**4J**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**78.04 M2/840 SF**		

No Bidding War!! Offers as received!! Welcome to 11 Huber St., a practical bungalow situated in a convenient location, just around the new transit terminal area in the Tyndall Park. The main floor features updated windows and doors, 3 spacious bedrooms, and an upgraded bath with a tiled shower. The laminate flooring throughout and fresh paint enhance the appeal even further. The bright kitchen with contemporary cabinetry overlooks the large backyard from a perfectly positioned over-the-sink window. The low-maintenance, expansive backyard offers ample parking space along. Moving downstairs from a separate entrance at the rear, you will enter a fully finished lower level that adds excellent living space, featuring a generous rec room, wet bar, fourth bedroom (window may not be egress), updated bathroom, laundry area, and a decent-sized basement storage room. The area can be utilized creatively with a few final touches. The residence is located on RT. 90 and Selkirk Ave intersection, directly across from the Woodsworth Park. The Tyndall park school and bus routes are close, offering a great prospect as a starter home and rental investment.

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315 Rutland Street , Winnipeg R3J 1X9

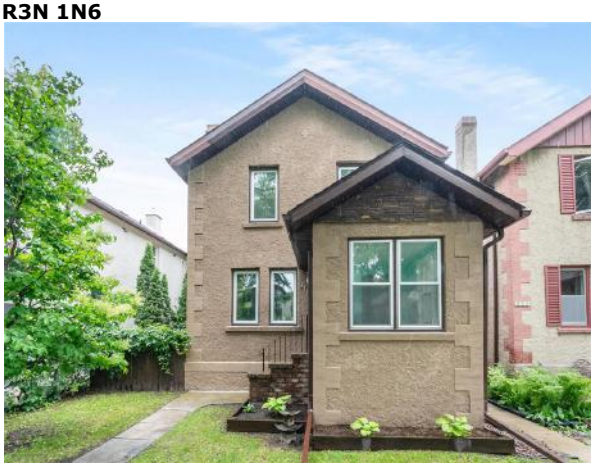
Price: **$359,900**

MLS® #:	**202526697**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1918/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.01 M2/915 SF**		

Development/Investment opportunity! 50' x 100' "double lot" with house to one side. House is renovated & shows well. With just over 900 Sq ft, 3 bedroom/2 full bath. Good for a rental while a subdivision is done. Buyers to do their own due diligence in regards to any subdivision. Great St. James Location.

918 Garwood Avenue , Winnipeg R3N 1N6 Price: **$364,900**

MLS® #:	**202614761**	Area:	**1Bw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1922/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**111.67 M2/1,202 SF**		



SS June 25, OTP July 2. Open House June 28 12-2pm. Step into this charming two-storey, 3-bedroom, 2-bathroom home filled with warmth, character, and timeless appeal. From the moment you arrive, you'll appreciate the unique details that set this property apart, blending classic charm with everyday comfort. The inviting main floor offers bright and welcoming living spaces, perfect for both relaxing and entertaining. Character features such as original woodwork, distinctive architectural details, and abundant natural light create a warm and inviting atmosphere throughout the home. Upstairs, you'll find three comfortable bedrooms that provide plenty of space for family, guests, or a home office. One full 4pc bathroom rounds out the upper level providing convenience and functionality. Downstairs is a generous rec room, perfect to unwind or entertain, with another 3pc bath, and plenty of storage space. Outside, enjoy a private yard with room to garden, play, or simply relax. Whether you're looking for a family home or a property with personality and charm, this well-maintained residence offers a rare opportunity to own a home with true character and lasting appeal. All house windows '23. Furnace & A/C '25

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59 Brewster Bay , Winnipeg R2C 2X2 Price: **$365,000**

MLS® #:	**202613367**	Area:	**3L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1961/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**89.65 M2/965 SF**		

Pride of ownership is evident throughout this bungalow, situated on an oversized corner lot in the heart of Transcona. The open-concept living/dining area features large windows that fill the home with natural light. Bright white kitchen w/ ample cabinetry, plenty of counter space & 3 included appliances.The main floor offers 2 generous bedrooms and a 4 piece bathroom. Fully finished basement features a spacious rec room w/ wet bar, gas fireplace & convenient 2 piece bathroom, plus great potential for future bedroom development. Outside, enjoy the large fenced patio area, perfect for entertaining, along with a single detached garage.Updates include: Roof (2015), High-Efficiency Furnace (2021), Hot Water Tank (2016), Central Air Conditioning (2004), and Windows (1996).

27 West Lake Crescent , Winnipeg R3T 4T3

Price: **$369,000**

MLS® #:	**202610397**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Attached**		
Liv Ar:	**106.84 M2/1,150 SF**		

Offers as received Welcome to a home where lasting memories are just waiting to be made. From the moment you walk in, you'll feel it—the warmth of the cozy front living room, where an electric fireplace invites quiet evenings and slow Sunday mornings. The wide, open flow leads you to the heart of the home: a welcoming kitchen and dining area, anchored by a peninsula perfect for casual meals, after-school homework, or late-night conversations. Upstairs, three inviting bedrooms and a full bath offer comfort and privacy for everyone. Downstairs, the fully finished basement opens up more space to unwind—complete with a rec room, an extra bathroom, and room to stretch out or host guests. Step outside into your fully fenced, low-maintenance backyard paved in interlocking stone—ideal for BBQs, playtime, or morning coffee. And just out front? A wide green space that feels like your own front yard. This isn't just a house—it's the start of your next chapter.

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190 Stranmillis Avenue , Winnipeg R2M 0K3

Price: **$369,000**

MLS® #:	**202610203**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**69.68 M2/750 SF**		

Offers as Recieved. Welcome to this fantastic opportunity at 190 Stranmillis Avenue — A bungalow situated on a premium 50-foot wide lot with subdivision potential. Whether you're an investor, builder, renovator, or future homeowner, this property offers exceptional upside in a growing neighbourhood. Currently tenant-occupied with rental income of $1,700/month, this property provides immediate cash flow while you plan your next project. Ideal for builders looking to develop, flippers seeking value-add potential, or families wanting to secure a property with future possibilities. Buyers to do their own due diligence .

714 Coventry Road , Winnipeg R3R 1B7

Price: **$369,900**

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**		

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.

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380 PARKVIEW Street , Winnipeg R3J 1S6

Price: **$369,900**

MLS® #:	**202614188**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1947/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**111.02 M2/1,195 SF**		

Showing starts now. Offers presented July 4 Saturday evening ** OPEN HOUSE JUN 27 & 28, SAT & SUN, 2:00-4:00PM **** Smart buy alert! 380 Parkview St delivers 4 bedrooms, 2 full bathrooms, and a fully finished basement in St James area - one of Winnipeg's most connected and sought-after neighbourhoods. The 1.5-storey layout offers flexible living space, while the spacious living room and dining area is perfect for a growing family. Step outside to a fully fenced 50'x108' lot with sliding rear gate and single detached garage — lots of room to park, play, and relax. Updates as per seller High Efficiency Furnace (2025), Hot Water Heater (2025), remodelled Kitchen (2026), fresh interior paint (2026), Shingles (2017). Other features include 200amp Panel, Central Aircon, Laminate & Vinyl Plank flooring thruout. Location wins: walk to Stevenson-Britannia Elementary (K-5), Bus Stops (D15,224) or hop in the car for a quick trip to Polo Park Mall, Assiniboine Park, or the Airport — everything is minutes away. Move-in ready. Priced to move. Come see it for yourself. Book your showing now.**

48 East Lake Drive , Winnipeg R3T 4V5

Price: **$369,900**

MLS® #:	**202613825**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1979/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**74.32 M2/800 SF**		

SS Now. Offers As Received. Excellent opportunity for investors or parents looking for student housing near the University of Manitoba! This bright, spacious, and well-located bi-level home offers 4 bedrooms, making it ideal for rental income or shared accommodation. Features include a large family room, separate dining area, and a bright, oversized rec room with huge windows and a wet bar. The beautiful backyard provides great outdoor space, while the flexible layout is perfect for students, first-time buyers, or investors. Conveniently located close to the university, transit, shopping, and amenities. A solid investment in a high-demand rental area!

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119 Bender Bay , Winnipeg R2P 2M7

Price: **$369,900**

MLS® #:	**202613626**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1987/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.10 M2/916 SF**		

Offer as received. Welcome to this fantastic bungalow in the heart of the Maples, offering exceptional convenience & accessibility. Ideally situated walking distance to Northgate Shopping Centre, groceries, schools, restaurants & parks.The main floor is warm & inviting, featuring an excellent layout w/ 2 comfortable bedrooms, a spacious eat-in kitchen, a dining area & updated bathroom w/ a relaxing jetted tub. Fully finished basement is designed for entertaining gatherings, offering a large recreation area, a wet bar & billiards area. A spacious flex room offers option for a home office, gym or additional bedroom (window may not meet egress code), complemented by a modern bathroom.. Step into your own backyard retreat, featuring a fully fenced yard with vibrant flowers, a charming gazebo, well-maintained garden spaces & a BBQ area—perfect for summer gathering and relaxation. This well-maintained home offers comfort, functionality & plenty of space to entertain, making it an excellent opportunity for families, first-time buyers or investors alike. Gazebo and Billiard table is yours too. Book now & see for yourself surely ideal for your family.

20 Railway Street , Winnipeg R2X 2P9

Price: **$369,900**

MLS® #:	**202609862**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2022/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**136.20 M2/1,466 SF**		

Offers anytime. Zoned C1 Duplex. Back unit is leased, front unit is vacant to view. Live/work and built in 2022 for people w/mobility issues. This is a special duplex made by a local executive home builder. Made with mobility in mind it is wheelchair user friendly and accessible w/out traditional ext. ramps. The 2 - 1 bedroom units have 9' ceilings, LED's, lowered switches, wheel-in showers, roll under stove tops/sinks and accessible wall ovens. Cabinet kick plates are raised 8". Each unit is 733 sf and has a HE FA gas furnace w/c air, HRV and 60 gal. electric hot water tank. Each is separately metered for gas, electric and water. Baths have tile floors w/in floor heat and wheelchair turn radius toilet setup. Kitchen cabs are soft close, each unit has a stacking w/d, fridge, wall oven, smooth stove top, and hood fan. Windows are triple pane, low E argon, shingles fibreglass Landmark CertainTeed. It is built on a piled grade beam and has an HRV ventilated crawlspace.

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131 Bret Bay , Winnipeg R2G 2C3

Price: **$369,900**

MLS® #:	**202609925**	Area:	**3F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1974/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**80.27 M2/864 SF**		

Great 4 Bedroom with 2 Full Bathrooms and Double Garage Bi-level home on a Quiet Street in North Kildonan. Close to Schools, Parks, Transportation and Shopping. The Main Floor offers a Large Living room featuring Laminate floors, a Wood Fireplace and a Big Window that brings in an abundance of Natural Light. The Eat-in Kitchen is Bright and Cozy with White Cabinets and 2 Windows. This level is completed with 3 Bedrooms and a Full Bathroom. The Lower Level features a 4th Bedroom (no egress window) and a Second Full Bathroom. You will love the Huge Rec room with 12ft Ceilings, ideal for Entertainment and additional Living space. The exterior boasts a Large Fenced yard with a Patio, Garden area with Perennials and a Big Shed. There is a Double Garage with a Concrete Driveway and Garage door opener. Some updates include Newer Windows, C/Air unit, HWT, Sump Pump and more. All Appliances are included. Book your private showings!!

1005 Day Street , Winnipeg R2C 1C4 Price: **$374,900**

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!**

4518 Roblin Boulevard , Winnipeg R3R 0G2 Price: **$374,900**

MLS® #:	**202614281**	Area:	**1F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1983/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**109.63 M2/1,180 SF**		

Offers Reviewed July 6th. Nestled in the heart of desirable Charleswood, this lovingly custom-built brick home has been cherished by the same family since 1986. Thoughtfully designed with energy efficiency in mind—well ahead of its time—the home showcases quality craftsmanship, timeless character, and decades of meticulous care. Pride of ownership is evident throughout, with updates including newer shingles, a furnace and hot water tank believed to be approximately 10 years old, and a refrigerator and stove replaced in 2016. Set on a beautiful property in one of Winnipeg's most sought-after neighbourhoods, this residence offers a unique opportunity for buyers with vision. While exceptionally well maintained over the years, the home has been priced below assessed value to reflect future redevelopment or substantial improvement considerations. Whether your plans involve restoring and reimagining the existing home or exploring the property's long-term potential, this is a rare chance to acquire a well-loved Charleswood property with endless possibilities. A special home, ready for its next chapter.

616 Minto Street , Winnipeg R3G 2R1 Price: **$374,900**

MLS® #:	**202612480**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**124.86 M2/1,344 SF**		

Situated on a large fenced lot in Winnipeg's desirable West End, this charming 1½-storey home offers plenty of outdoor space and a newer double garage, making it an excellent opportunity for families, hobbyists, or anyone needing extra room. Conveniently located close to parks, shopping, schools, public transit, and amenities, this character-filled home blends timeless charm with modern updates. Inside, you'll find beautiful hardwood flooring, newer windows, and a bright contemporary layout. The spacious living room flows into the dining area, creating an inviting space for everyday living and entertaining. The large kitchen features painted cabinetry, tile backsplash, butcher block countertops, and ample workspace. Two generous bedrooms and a 4-piece bathroom complete the main floor. Upstairs offers two additional bedrooms, providing flexibility for a growing family or home office. The basement includes a rec room, large storage area, bonus room ideal for an office or workshop, and a 2-piece bath with plumbing in place for a future shower. The newer double garage features epoxy flooring, a 60-amp panel, and plenty of room for vehicles, storage, or workshop space.

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108 Stranmillis Avenue , Winnipeg R2M 0K1 Price: **$377,000**

MLS® #:	**202612039**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1945/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.59 M2/706 SF**		

Showings start now june 5 2026. Offers as Recieved . Calling all landlords, builders or first time home buyers, this house has potential! . A perfect starter property; with 700 sqft, 2 bedrooms, 1 bathroom, located in beautiful Old St Vital and on a double lot (50x102 feet) with great potential to RENOVATE and sell, SUBDIVIDE and build new, or just a large cashing making RENTAL property to add to the portfolio; the call is yours! Home has great character features, fantastic layout, and updated mechanical including newer A/C and hi-efficiency furnace. Property has a great fully fenced back yard, with a oversized single car garage perfect for keeping your car out of the weather and great extra storage space. Don't sleep on this one, it will go quick! City supports 4 plex. buyers to do own Due Diligence.

917 Prince Rupert Avenue , Winnipeg R2K 1W8

Price: **$379,900**

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**		

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!!

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142 Ashmore Drive , Winnipeg R2P 1A2

Price: **$379,900**

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**		

SS Now. Open House Sunday June 28, 2:00pm - 4:00pm. Offers Thursday July 2nd. Welcome to this beautifull 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!

378 Woodlawn Street , Winnipeg R3J 2J1 Price: **$379,900**

MLS® #:	**202614649**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1948**/	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**109.63 M2/1,180 SF**		

Offers any time on this bright, updated & move in ready 2 storey gem in the heart of Deer Lodge . Luxury laminate floors set a warm tone through the main & upper levels and the updated windows provide lots of natural light. The welcoming living room has a wood burning fireplace while the dining room will easily hold a large suite. Enjoy cooking in the remodelled kitchen with soft close cabinets & drawers plus glass tile backsplash! The fridge & stove were new in May/2025! Contemporary light fixtures add to the modern feel both up & down. Upstairs are 3 good size bedrooms & a full bath that was refreshed in 2020. The finished rec room with stone wall & dry bar adds space for movie nights, a home gym, or playroom plus finished storage space that could be a home office. Check out the full bath here too! Step outside to a fully fenced yard: perfect for pets & gatherings with a great deck ready for summer barbecues! With major improvements like high efficient furnace, knob & tube wiring replaced with copper 2021 & PVC windows throughout plus classic charm, smart upgrades & indoor/outdoor versatility, this home is ready to move in and start making memories. Call your agent today!

163 Northcliffe Drive , Winnipeg R2C 4K4 Price: **$379,900**

MLS® #:	**202614640**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1985**/	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**65.03 M2/700 SF**		

Offers anytime - a GREAT opportunity! Welcome to 163 Northcliffe Drive in Canterbury Park, a lovingly maintained 700-square-foot bi-level set on an incredible 150-foot-deep lot with direct access to Transcona Trail. Offered by its original owners, this 3-bedroom, 2-bathroom home has been thoughtfully updated over the years and offers a fresh, comfortable, move-in ready feel. The main floor features vaulted ceilings through the main living areas, newer paint, bright white kitchen cabinetry, many updated appliances, plus updated kitchen flooring, countertops & backsplash in 2023. The finished basement offers a large recroom with cozy gas fireplace, a 3rd bedroom & 2nd full bathroom. Outside, the backyard has been transformed into a true retreat with a large deck, screened-in gazebo with power, additional lower shade deck built in 2021, fenced yard, storage shed & easy trail access right from the back gate. The long front driveway leads to a deep single detached garage, offering great parking & storage. Updates include shingles on the house, garage, gazebo, & shed in 2022, PVC windows in 2016 & more. A wonderful opportunity in a quiet neighbourhood close to schools, parks, walking trails & amenities!

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470 Enniskillen Avenue , Winnipeg R2V 0J4 Price: **$379,900**

MLS® #:	**202613987**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1952/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**116.13 M2/1,250 SF**		

Offers as received.Solid 1250 SF home in a great location! Situated on a fantastic corner lot in the West Kildonan/Garden City area, close to schools, parks & amenities. Step inside the front entrance that opens up to a great sized LR with large picture window & nice ceiling detail. The charming dining area also has a large widow allowing the natural light to flow in. There is also a built-in china cabinet for extra storage. The modern u-shaped kitchen is equipped with black appliances, including a dishwasher. The back of the home features 2 spacious BRs, a third BR that would make a great office or hobby room as there are garden doors opening to the back deck. The mostly finished basement features a large family room with wet bar, a modern & spacious 3pc bath, a cedar room that could make a cozy den, large laundry room with an area for storage or a chest freezer & a handy storage room. Outside, both the side yard & the backyard are fenced. There is a large deck off the office/bedroom that overlooks the charming garage that has a shaded place to relax and a bonus room that could be a garden shed or a summer room. The garage opens to the back alley & has a paved driveway.

918 Dudley Avenue , Winnipeg R3M 1S4 Price: **$379,900**

MLS® #:	**202614477**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1948/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**115.66 M2/1,245 SF**		

Offers July 2*OPEN HOUSE SUNDAY JUNE 28 1-3PM*Fantastic opportunity to own this beautifully updated home in the highly sought-after Crescentwood neighbourhood! Bright, welcoming, and move-in ready, this charming home offers a spacious living room with a large picture window that fills the space with natural light. The stylish kitchen features modern cabinetry, ample counter space, and comes fully equipped with a fridge, stove, dishwasher, and microwave. The main floor offers two generously sized bedrooms, including the primary bedroom, with the flexibility to use one as a formal dining room, plus a 4pc bathroom. Upstairs, you'll find two spacious bedrooms, perfect for a growing family. The fully finished basement expands your living space with a large rec room, an office or hobby room, a 2pc bathroom, and a laundry/storage area. Outside, enjoy maintenance-free vinyl siding, newer front wood steps, deck, fenced backyard, and the added bonus of a DOUBLE DETACHED garage. Recent upgrades include professional knob-and-tube removal with permit ('26), LVP flooring throughout the main floor, new basement carpeting ('26), and custom paint ('26). Ideally located beside green space and close to all amenities.

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715 FLEET Avenue , Winnipeg R3M 1J9 Price: **$379,900**

MLS® #:	**202613147**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**112.60 M2/1,212 SF**		

Spacious and bright 2.5 Storey, 3 bedroom, 2 full bath home in desirable Crescentwood. Great location!

1065 Ashburn Street , Winnipeg R3G 3E2

Price: **$379,900**

MLS® #:	**202613041**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1929/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**66.52 M2/716 SF**		

SS now, offers as received. Welcome to this beautifully updated & move-in ready bungalow in the desirable Polo Park area! Built in 1929, this charming 716 sq. ft. home offers 3 bedrooms, 2 bathrooms, a finished basement, and a separate side entrance—ideal for families, first-time buyers, or investors. The bright main floor features a spacious living room, three bedrooms, an updated 3-piece bathroom, and an eat-in kitchen with Kitchen Kraft cabinetry, quartz counter-tops, and modern finishes. The finished lower level provides additional living space, a second 3-piece bathroom, laundry area, and ample storage. Updates include windows (2020), vinyl flooring, quartz counter-tops, Kitchen Kraft cabinets, fresh paint, and central air (2025). Outside, enjoy a fully fenced backyard with a brand-new 6-foot wood fence (2026), spacious patio—perfect for relaxing or entertaining. The newly built 22' x 23' double detached garage (2025) features two overhead doors- one door is 18'W x 10' H, including backyard access, a man door, and an additional parking pad. Conveniently located near Polo Park Shopping Centre, schools, parks, restaurants, transit, and all amenities. Book your private showing today!

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63 Teakwood Avenue , Winnipeg R2V 2M7

Price: **$379,900**

MLS® #:	**202612761**	Area:	**4G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H2**
Type:	**Single Family Detached**		
Liv Ar:	**88.26 M2/950 SF**		

Not a drop of water with this flooding. Offers anytime .Open house 2:00 -- 4:00 June 28 Great well taken care of bungalow in the heart of Garden City, this home is in a perfect location on a quiet street close to bus, schools, park & playground and of course Mom's Perogy Factory, this solid home features cove ceilings, hardwood under carpet ,remodelled eat in Oak kitchen with an abundance of cabinetry & newer flooring finished basement with large laundry room with sink & storage area, cool retro style rec room with wet bar , cedar closet, sauna , woodstove that hasn't been used in a little while, 2 piece bath with separate shower, this home features newer windows, E.E. furnace water heater and A/C, 10 year old over size garage with extra parking for 2 vehicles, fenced yard , shed. patio ,new shingles & eaves July 2025, new kitchen & bedroom windows May 2024, living room window 2014 a truly nice home

187 Bluewater Crescent , Winnipeg R2J 4H9 Price: **$379,900**

MLS® #:	**202612385**	Area:	**2H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1971/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**70.05 M2/754 SF**		

Offers As Received!---Stunning 1500+sqft of total living space in this 4 Bed 2 Bath completely renovated home in the much desired Southdale!—Redone TOP to BOTTOM! —LVP flooring thru out! Updated main floor open w/a bright beautiful living room+kitchen w/all new cabinets, backsplash, venting, lighting, counters, SS apps+accented living room lighting! 4-pce tile surrounded bathroom! Too spacious bedrooms including your big primary w/great natural light! The lower level is BRAND NEW professionally finished w/2 legal bedrooms, a 4pce bathroom+spacious second living room area+dry bar(roughed in sink+plug) great for students or multi generational families! All 4 basement walls fully insulated and joist cavities spray foamed! Good closet space! NEW AC+HWT, shingles, paint, lighting, fencing, decking, landscaping, windows, 200 amp+more! 2024 HE Furnace! Too much to mention! Huge value at this price! Turn-key with immediate poss. available! All permits closed! Amazing location close to schools, parks, Southdale CC, day-care, shopping, restaurants, transit to downtown+UofM! Great option to help pay your mortgage w/legal basement bedrooms! Best SXS Deal in the City do the Math!Some photos virtually staged****

1 Coral Crescent , Winnipeg R2J 1V6 Price: **$379,900**

MLS® #:	**202610207**	Area:	**2G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**105.35 M2/1,134 SF**		

This classic 3-bedroom bungalow, located in a desirable FAMILY FRIENDLY NEIGHBORHOOD is MOVE-IN READY and perfectly suited to the needs of an active and growing family. An appealing blend of late 1950's craftsmanship and contemporary upgrades, this inviting and charming home has been thoughtfully & meticulously maintained through over three decades of ownership. The main floor windows are triple pane, with the exception of the kitchen and dining room windows which are double pane. The bright interior finishes envelope you with an ambience and warmth that flows seamlessly through the main floor. Located in one of Winnipeg's mature and original modern suburbs the home has a generous private backyard with a south-west exposure. The home is located close to all levels of French Immersion & English schools, community clubs, swimming, shopping, medical services, vehicle services, recreational venues, bus transit, golf courses, bicycle paths, and many other amenities. The many upgrades over the years include; kitchen makeover, bathroom upgrades, modern appliances, furnace, HWT, and asphalt roof shingles. Book a private showing to view a wonderful classic home.

23 Iroquois Bay , Winnipeg R2J 2E1

Price: **$379,900**

MLS® #:	**202609066**	Area:	**2G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958**/	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**112.97 M2/1,216 SF**		

VERY RARE OPPORTUNITY SPECTACULAR RIVER FRONT SETTING -- Calling all builders, renovators, handypersons - overlooking Windsor Park golf course/cross country ski course, perfect opportunity to renovate or build your dream home on a large mature treed lot, 1216 sqft 3 bed 2 bath bungalow, raised living room plus den flooded w/ natural light, brick fireplace (capped), panoramic views of Seine River, good size kitchen and formal dining area, full basement w/ seating area, full bathroom and large storage area, treed rear yard immersed in nature w/ deck overlooking river, treehouse, dbl front drive access w/ carport, call for more information

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102 Scott Street , Winnipeg R3L 0K8

Price: **$379,900**

MLS® #:	**202609084**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**185.62 M2/1,998 SF**		

SS Now/Offers as received - Nestled in one of Winnipeg's most vibrant neighbourhoods, Osborne Village, this duplex presents an incredible opportunity for investors or buyers looking to live in one suite while generating income from the other. Just steps from shops, restaurants, cozy coffee spots, and major transit routes, this location truly offers the best of urban living. The main floor features a 1-bedroom + den unit, while the upper suite boasts 2 spacious bedrooms along with access to a private deck/balcony. Both units offer separate entrances and individual basement access, providing added convenience and flexibility for tenants or owner-occupants alike. Extensively upgraded, this property delivers peace of mind with major improvements including the basement floor, sump pit, and teleposts with pads (2010), shingles (2021), furnace (2021), hot water tank (2021), Hardie board siding with ¾" rigid insulation (2024), and a brand-new front deck (2024). Whether you're growing your investment portfolio or searching for a smart house-hack in one of Winnipeg's most sought-after communities, this is a standout opportunity you won't want to miss!

75 Gull Lake Road , Winnipeg R3T 4X1 Price: **$379,999**

MLS® #:	**202614063**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**86.96 M2/936 SF**		

SS June 22, 2026.OFFERS AS RECIEVED. Welcome to this beautiful home with 3 bedrooms on the main floor and 1 bedroom in the basement. Functional layout, spacious living areas, and a finished basement offering extra space for family, guests, or recreation. Great location, close to park, school & transportation. You don't want to miss this one. Close to University of Manitoba. NO PDS AVAILABLE. Measurement +/-Jogs. Some images are virtually stagged.

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233 Albany Street , Winnipeg R3J 2A9 Price: **$379,999**

MLS® #:	**202608561**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**99.22 M2/1,068 SF**		

Showings Start Now. Offers as Reviewed. Solid and beautifully maintained 1,068 SqFt bungalow on a spacious 50x100 lot offering 3 bedrooms, 2 full baths, fully finished basement, den/office and double detached garage with both front drive and rear lane access. Bright open concept main floor features spacious living room, dining area, updated kitchen, laminate flooring and full bath. Fully finished basement includes large rec room with bar and fireplace, full bath, den and laundry/mechanical room. Updates include furnace & HWT (2014), shingles (2015). Great fenced yard and excellent parking options. Conveniently located minutes from schools, shopping, public transportation, restaurants and Assiniboine Park. Excellent opportunity for families, first time buyers or investors. Book your showing today!

58 Robindale Road , Winnipeg R3R 1G7 Price: **$384,900**

MLS® #:	**202612061**	Area:	**1G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**68.01 M2/732 SF**		

Offers reviewed as received. 89 X 104 lot! Live in this cute dollhouse while you plan your dream home. SO much potential here! 2 bathrooms, 2+1 bedrooms, rec room, A/C. Metal roof! There is a charming gazebo to sit without bugs and enjoy the lovely backyard. Hi eff furnace, newer panel, Single tandem garage with a dream workshop. This is a beautiful, quiet neighbourhood in Charleswood.

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112 Summerfield Way , Winnipeg R2G 2B3 Price: **$389,900**

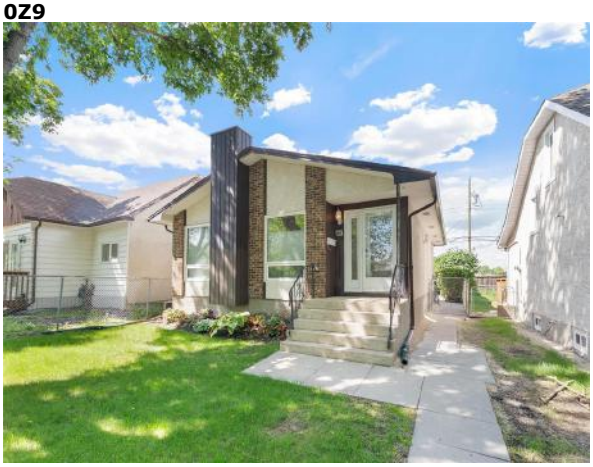
MLS® #:	**202615017**	Area:	**3G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**78.04 M2/840 SF**		

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

Price: **$389,900**

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**		



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 incls 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.

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31 Minikada Bay , Winnipeg R2C 0G8

Price: **$389,900**

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**		

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

Price: **$389,900**

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**		

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!

501 Besant Street , Winnipeg R2K 3A4

Price: **$389,900**

MLS® #:	**202614515**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1959/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**93.92 M2/1,011 SF**		

Showings Start: Now. Open house Sunday 2-4pm. Offers presented: June 30th. Welcome to this meticulously maintained home offering the perfect blend of style, comfort and functionality. The bright, open-concept main floor features fresh paint and hardwood flooring throughout. The renovated eat in kitchen offers an abundance of cabinetry, generous counter space with granite countertops and stainless steel appliances. The main level also includes three generously sized bedrooms and a beautifully redone bright main bathroom with quality finishes. The fully finished basement provides exceptional additional living space, complete with a large rec room featuring a vintage bar, an extra room perfect for a growing family and a second full bathroom. Recent upgrades include: windows, roof, kitchen, paint, decor and more! Step outside to your double detached garage and private backyard, offering plenty of space for kids, entertaining or simply relaxing. This is a move-in ready home that has been exceptionally well cared for and thoughtfully updated throughout. Prime location within walking distance to K-5 schools, community club, parks and green space! A definite must see! Book your private showing today!

759 Sturgeon Road , Winnipeg R2Y 0K8

Price: **$389,900**

MLS® #:	**202614046**	Area:	**5F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1967/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**140.28 M2/1,510 SF**		

The one you have been waiting for! Absolutely turnkey fully renovated family friendly Two storey home in mint condition. Located in the desirable Grace Hospital area of St. James, this home has been upgraded from top to bottom, featuring: Bright Living Room leading into the Dining Room, Brand new Kitchen fully updated w/gorgeous blue cabinets, countertops, tile backsplash & stainless steel appliances included. The main floor also offers a 2 piece Bathroom & both a side & back door entrance. Beautiful wood staircase leads to the spacious 2nd level which offers 4 generous sized bedrooms, including a large Primary bedroom w/2 double closets, fully upgraded 4 piece bathroom completes this floor. The full basement is ready for your design ideas, functional laundry area & loads of storage space. Upgrades include: PVC windows throughout, shingles (25), all new flooring, lighting, paint, trim, doors, hardware & more. Good sized backyard is fully fenced, has a deck, storage shed & plenty of parking. Steps from Sturgeon Creek walkway, Grace Hospital, shopping, public transit, plus all 3 levels of school & community centre are within walking distance. Must be seen!

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221 Marlton Crescent , Winnipeg R3R 1A5

Price: **$389,900**

MLS® #:	**202613524**	Area:	**1G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1961/**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**136.75 M2/1,472 SF**		

Offer anytime. 82x165 lot in Charleswood. Prime location. Opportunity knocks. Value is in the land, buyer to do their own due diligence. Sold as-is.

66 Inkster Boulevard , Winnipeg R2W 0J2 Price: **$389,900**

MLS® #:	**202613073**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1990/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**73.11 M2/787 SF**		

Welcome to Scotia Heights, one of Winnipeg's most charming neighbourhoods! Tucked beneath a beautiful canopy of mature elm trees, this well-maintained bi-level offers a fantastic combination of updates, functional living space, and an incredible location.From the moment you arrive, you'll appreciate the pride of ownership throughout. The updated kitchen (2015) features quartz countertops, ample cabinetry, and plenty of workspace for cooking, entertaining, and everyday family living. Large windows fill the home with natural light, creating a bright and inviting atmosphere. The updated basement (2020) provides valuable additional living space and is perfect for a family room, home office, gym, or recreation area. Outside, the spacious rear deck is the ideal spot for summer BBQs, entertaining friends, or simply relaxing after work. Situated on a desirable corner lot, this home is beside Luxton Community Centre, park, and playground, making it a dream location for families. Enjoy walking to Scotia Street's local shops and restaurants, or spend your weekends exploring the trails, green spaces, and attractions of nearby Kildonan Park.

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816 St Matthews Avenue , Winnipeg R3G 0H8 Price: **$389,900**

MLS® #:	**202613320**	Area:	**5C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1953/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**195.10 M2/2,100 SF**		

SS Now, Offers as received. Attention Investors & First-Time Buyers! This rock-solid, character-filled West End duplex is the perfect addition to your portfolio or an ideal "mortgage helper" to let a tenant pay your housing costs. Located in a vibrant, highly rental-demanded neighborhood close to the University of Winnipeg, major transit routes, and fantastic local eateries, this property is a true turnkey gem. Separate Hydro Meters: Tenants pay their own utilities. Main Unit: Spacious layout, updated kitchen, and basement storage. Upper Unit: Bright, airy, and highly functional layout.Skip the hassle of inherited tenants and maximize your ROI immediately. This is the ultimate turnkey addition to your portfolio. Upper floor tenant will be out July 31 2026 Showings start immediately. Book your tour today!

46 Piney Crescent , Winnipeg R2P 1E7 Price: **$389,900**

MLS® #:	**202612582**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.32 M2/800 SF**		

S/S Now, Offers Presented as Received. Open House Sat-Sun 2-4pm (20,21 June). Welcome to this beautifully renovated 4-bedroom family home situated on a rare 58-foot pie-shaped lot offering an incredible 11,450 sq. ft. (0.26 acres) of park-like outdoor space. The bright and spacious main floor features a huge living room, dining area, stunning brand-new white gloss kitchen with new countertops, generously sized bedrooms, and a full bathroom. The fully finished basement provides additional living space with bedrooms, a full bathroom, and laundry area, making it ideal for a growing family. Step outside to the enormous fully fenced backyard featuring mature shrubs and trees along the rear fence, a two-tier deck, and endless space for children to play, entertain guests, or enjoy outdoor living. There is also plenty of room to build a future double detached garage. Conveniently located close to junior and middle schools, public transit, shopping, and other amenities. Recent upgrades include a brand-new kitchen (2026), New Roof (2025), New flooring (2024), HWT (2021), Dishwasher 24, and fresh paint. A fantastic opportunity to own a move-in-ready home —book your private showing today!

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945 Weatherdon Avenue , Winnipeg R3M 2B4 Price: **$389,900**

MLS® #:	**202609722**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2002/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**91.42 M2/984 SF**		

Showings start June29th. !!No bidding war!! OFFERS AS RECEIVED. Welcome to 945 Weatherdon, a charming bi-level home located in one of Winnipeg's most desirable neighbourhoods. Step inside to an open-concept layout featuring a spacious living room, dining area, and kitchen with white cabinetry and a large window that fills the space with natural light. The main floor offers two well-sized bedrooms and a full bathroom. The basement features a huge recreation room, two additional good-sized bedrooms, and another full bathroom — perfect for a growing family or extra living space. An oversized double garage with back lane access provides plenty of room for parking and additional storage. Recent upgrades include shingles (2022), hot water tank (2023), and stove and dishwasher (2025). Conveniently located within walking distance to Grant Park Shopping Centre, GoodLife Fitness, Landmark Cinemas, Canadian Tire, schools, parks, and many other amenities. Grab the opportunity - Call now to book your Showing!!

18 Dorge Drive , Winnipeg R3V 1M4

Price: **$389,900**

MLS® #:	**202609455**	Area:	**1Q**
Status:	**A**	DOM:	
Yr Blt/Age:	**1975/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**89.19 M2/960 SF**		

Offers as recieved. Beautiful Move-In Ready Bungalow In The Heart Of St. Norbert, Situated On A Quiet Street Close To Parks, Schools, And Shopping. This Well-Maintained Home Offers 4 Bedrooms, 2 Full Bathrooms, Plus A Spacious Office—Perfect For Growing Families. Step Inside To A Bright And Inviting Living Room Highlighted By A Large Upgraded Window That Fills The Space With Natural Light. The Eat-In Kitchen Features Quartz Countertops, Custom Cabinetry, Newer Flooring, And Modern Finishes, Creating A Functional And Stylish Space For Everyday Living. The Fully Finished Basement, Complete With A Separate Side Entrance, Adds Exceptional Versatility With An Additional Bedroom, Office Space, A Large Rec Room, And A Dedicated Laundry Area—Ideal For Extended Family Or Potential Rental Use. Outside, Enjoy A Fully Fenced Backyard With A Generous Patio Perfect For BBQs And Entertaining, Along With An Oversized Single Detached Garage. Recent Upgrades Include New Shingles, New Furnace, New Hot Water Tank, New Exterior Doors, And Newer Appliances Including Fridge, Freezer, Electric Range, And Dryer. Don't miss out on this Fantastic opportunity!

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439 Belmont Avenue , Winnipeg R2V 0Z1

Price: **$389,900**

MLS® #:	**202609318**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1955/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**98.48 M2/1,060 SF**		

Offers presented as received. Solid 1,060 sq ft bungalow in West Kildonan offering great value and functionality. This home features 3 bedrooms, 2 full bathrooms, spacious Living room with picture window, dine-in Kitchen with updated cabinets, some newer flooring in the main living areas, and two full bathrooms. Major mechanical updates have been taken care of with a high-efficiency furnace, shingles, central A/C, and hot water tank all replaced within the last 5 years. The finished basement adds excellent living space with a rec room and dry bar, den, bedroom, and second full bath. 100 amp electrical, PVC windows, low-maintenance exterior, landscaped deck, and fenced backyard. Single detached garage with additional carport. Conveniently located close to West Kildonan Community Centre, schools, Garden City Shopping Centre, Kildonan Park, and more. Don't miss out!

283 Horace Street , Winnipeg R2H 0W7

Price: **$389,900**

MLS® #:	**202608251**	Area:	**2B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**150.04 M2/1,615 SF**		

Tastefully remodelled duplex with double detached garage and in-suite laundry in both units. Unit 1 - 2 bdrm + bsmt den & 1 bthrm. Rent $1600 tenant pays heat & hydro. Step inside to open concept living area w/ large mud rm w/ tile flring is open to the living rm w/ pot lighting, laminate flring & picture wndw letting in an abundance of natural light. Dining area leads to the kitchen featuring plenty of counter & cabinet space & all appliances incl. 2 spacious main flr bdrms w/ ample closet space & 4 pc bthrm w/ acrylic tub surround, vinyl flring & large vanity. Fully bsmt that is partially finished with rec rm, den & plenty of storage. Unit 2 - 1 bdrm & 1 bthrm. Rent $1250 tenant pays heat & hydro - Completely remodelled in 2018 down to the studs w/ new insulation, drywall, refinished hardwood flooring, kitchen cabinets, bathroom, ductless a/c and separate panel for baseboard heat. Additional features & upgrades. Shingles on the house and garage 2017, hi eff furnace, all windows throughout the building 2018-2020, blow in insulation in attic, back flow valve, spray foam insulation in basement, No knob and tube, huge backyard, walking distance to all amenities, St.B hospital and more.

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98 Portland Avenue , Winnipeg R2M 1J5

Price: **$394,900**

MLS® #:	**202611587**	Area:	**2D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1954/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.25 M2/1,036 SF**		

NO BIDDING !! Offer as recieved. You are going to love this beautifully renovated bungalow situated on a quiet street in a great neighborhood! This bright and welcoming home features a huge living room, 3 spacious bedrooms, and a full bath on the main floor. The designated dining area flows perfectly into the stunning new kitchen. The separate side entrance leads to a fully finished basement offering a massive rec room, an additional bedroom, and plenty of extra living space for family or guests. Numerous mechanical upgrades provide peace of mind for years to come. Outside, you'll find a single detached garage plus front drive access for additional parking convenience. A fantastic opportunity to own a move-in-ready home with space, style, and value. Book your showing today. All measurements are +/- jogs.

39 Dorge Drive , Winnipeg R3V 1M3

Price: **$397,500**

MLS® #:	**202613167**	Area:	**1Q**
Status:	**A**	DOM:	
Yr Blt/Age:	**1975/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**87.70 M2/944 SF**		

Offers as received. SS June 14. Welcome to this well-maintained cozy bungalow in the desirable St. Norbert neighbourhood. Offering comfortable living space, this charming home features 3 bedrooms and 1 full bathroom, making it an excellent option for first-time buyers, and families. The main floor has been refreshed with modern vinyl plank flooring and freshly painted walls, creating a bright and inviting atmosphere throughout. The functional layout provides comfortable living and dining spaces, while the partially finished basement offers additional flexibility. Some updates include, new Furnace, new central AC, New electric Panel. Outside, enjoy a fully fenced yard that is perfect for children, pets, or gardening, Located close to public transit, a playground, and shopping, including Co-op, this home offers exceptional convenience for everyday living. The property is also approximately a 10-minute drive from University of Manitoba, making it an attractive option for students, or faculty Don't miss this fantastic opportunity to own an affordable home in one of Winnipeg's most sought-after neighbourhoods.

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7 Haresford Crescent , Winnipeg R2N 1K9

Price: **$397,900**

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**		

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 Price: **$399,000**

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**		

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.

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209 Hazel Dell Avenue , Winnipeg R2K 0P7 Price: **$399,000**

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**		

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!

304 Thom Avenue E, Winnipeg R2C 3M6 Price: **$399,800**

MLS® #:	**202613357**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**77.11 M2/830 SF**		

Offers reviewed the evening received. Welcome to this impeccably well maintained and cared for home with many great updates! A must see in person to truly appreciate and experience the great care and homey vibe this home exudes. Notable updates include shingles, tri-pane windows and doors, mechanicals, kitchen appliances, washer and dryer, main floor bathroom refresh, paint, sidewalks, and more. The original owner has taken great pride to keep the home in amazing shape. You'll enjoy morning coffee or evenings watching thunderstorms and listening to the rain in the comfort of the 3-season sunroom. The fenced back yard is very well-manicured and landscaped with perennials currently in full bloom. The main level has a spacious layout with a front living room with bay window, dining room open to the kitchen, 2 bedrooms and 4pc bathroom. The lower level is fully finished with a large 3rd bedroom (can make a 4th), a 2pc bath, comfortable family room, and laund/mech room with lots of storage space. Parking for 2 in the oversized double detached garage. Quiet location close to treasured Transcona amenities. The home is move in ready for the next owner to enjoy. Book a showing now!

381 Edgewood Street , Winnipeg R2H 0Z8 Price: **$399,900**

MLS® #:	**202615539**	Area:	**2B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1938/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**121.70 M2/1,310 SF**		

Showings Start NOW | Offers ANYTIME!!! | Situated on a 53x100 lot with a parcel line thats fully sub dividable, This spacious 1,310 sq ft layout home is move in ready, and offers incredible functionality with oversized bedrooms throughout, including a primary suite with its own ensuite. The bright oak kitchen features an island, two pantries, an abundance of cabinetry & counter space, and flows seamlessly into the large dining area—perfect for entertaining. A central mudroom built on piles (’08) offers main floor laundry with tub & double closet, leading into the Slimline Sunroom (’09), front yard access & rear deck. The fully fenced 53’ x 100’ landscaped yard includes raised garden beds (’18), an oversized garage & 2 additional parking stalls. The deep basement provides ample storage, mechanical space & room for a workshop. Updates include luxury vinyl plank & sheet flooring (’21/’22), storm doors (’19/’21) HWT (’15), PVC windows (’08–’11), high-efficiency furnace & A/C (’13). A rare opportunity in a fantastic location in St. Boniface!

76 Wordsworth Way , Winnipeg R3K 0J5

Price: **$399,900**

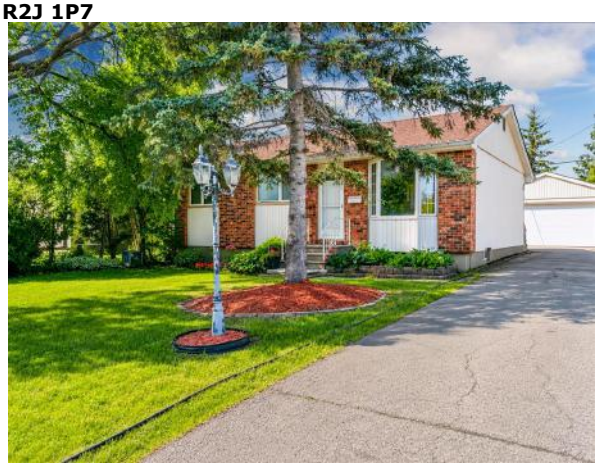
MLS® #:	**202614740**	Area:	**5G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1960/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**105.91 M2/1,140 SF**		

SS Tues June 30 OH Mon July 6 6-8 pm Offers Wed eve July 8. Owner did all the right stuff... Main floor kitchen with generous center island is opened up to living room Lux vinyl plank flooring throughout main with new baseboards, doors , lighting and hardware elevate the space. Four piece family bath and two piece ensuite have both been tastefully renovated. Main floor is all dual pvc windows, direct vent EE furnace Updated 100 amp electrical to copper, copper pvc plumbing. The oversized garage is every guys dream, heated & insulated with 200 amp service. Situated on a 62' private lot with shed, deck & gazebo Close to parks, biking, all levels of schools and shopping Basement is close to original, a blank canvas, renovate to your taste. If Westwood is your area this could be THE ONE; should definitely be on your list!

11 Lochmoor Avenue , Winnipeg R2J 1P7

Price: **$399,900**

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**		



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.

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864 Lemay Avenue , Winnipeg R3V 1E5

Price: **$399,900**

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**		

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 Price: **$399,900**

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**		

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.

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364 Hartford Avenue , Winnipeg R2V 0W6 Price: **$399,900**

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**		

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!

77 Devonshire Drive , Winnipeg R2C 4G9

Price: **$399,900**

MLS® #:	**202614625**	Area:	**3K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1980/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**78.97 M2/850 SF**		

SS now. Offers as received.Welcome to this beautifully updated bungalow in desirable Lakeside Meadows, just steps from the lake, walking trails, and greenspace.This bright and inviting home features a functional open-concept layout with spacious living room and updated eat-in kitchen with peninsula seating, large double sink, and included appliances. Enjoy a stunning electric fireplace with stone accent wall (2020) as the focal point of the main living area. The main floor offers two bedrooms, updated 3-piece bathroom, tri-pane PVC windows, fresh paint, and newer flooring throughout the main level (2026).The fully finished lower level includes a large bedroom, 2-piece bathroom, laundry/utility area, rebuilt staircase (2022), &LVP flooring (2020).Major upgrades include AC(2023),HWT(2024),shingles (2024), high-efficiency furnace (2013),dishwasher (2024), stove/microwave (2020),refrigerator(2023), and washer (2022).Exterior features include fully fenced yard with updated fencing (2019),oversized single garage, and covered patio/carport area.Located directly across from greenspace and close to nature trails and the lake, this home offers comfort, convenience, and lifestyle in a sought-after neighbourhood.

208 Kildare Avenue , Winnipeg R2C 2B1

Price: **$399,900**

MLS® #:	**202614569**	Area:	**3L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1932/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**105.54 M2/1,136 SF**		

OH Sat July 4th 2-4pm. Offers as received. Welcome to West Transcona. This well-maintained four bedroom bungalow sits on a large lot, offering a great blend of classic character and functional living space. The main floor features beautiful original hardwood floors that run through a bright and spacious living area. You will find three generous bedrooms and a full 4pc bathroom on the main level. Head downstairs to the fully finished basement which adds a ton of extra living space. The lower level includes a large rec room with a standing wood stove, a second full bathroom, and the fourth bedroom. Step outside to a great backyard featuring a large deck and plenty of green space for family and pets. To complete this home is a fully insulated and heated 24x24 double detached garage with 220V wiring and an additional parking stall in the driveway. The home is situated in a solid, family-friendly neighbourhood close to local schools, parks, and shopping. This is a fantastic opportunity in a great area. Schedule your tour today and don't miss this incredible bungalow in West Transcona.

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38 Normandy Drive , Winnipeg R2Y 1H9

Price: **$399,900**

MLS® #:	**202614036**	Area:	**5H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1965/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**92.90 M2/1,000 SF**		

Offers as Received. Open House June 20 from 2:30-4:00pm. Welcome to 38 Normandy Drive! This solid 1965-built bungalow offers approximately 1,000 sq ft of comfortable living space and has been thoughtfully updated where it counts. Major-ticket items are already done: roof (2021), furnace (2021), and hot water tank (2024) mean years of worry-free ownership, while the upgraded kitchen (2016) blends modern function with everyday livability. Car enthusiasts and hobbyists, take note — the oversized single detached garage (2021) delivers exceptional storage, workshop potential, and protection from those Manitoba winters. A rare find at this price point. Here's the hidden bonus: original hardwood floors lie beneath the existing carpet throughout, giving the next owner an easy opportunity to restore timeless character and instantly elevate the home's appeal. With its big-ticket upgrades complete and untapped potential underfoot, 38 Normandy Drive is a smart move for first-time buyers, downsizers, or investors alike. Book your private showing today!

43 DELORME Bay , Winnipeg R3V 1R3 Price: **$399,900**

MLS® #:	**202613696**	Area:	**1Q**
Status:	**A**	DOM:	
Yr Blt/Age:	**1981/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

OPEN HOUSE 2 PM -4 PM SATURDAY JUNE 28 . OFFERS TO BE PRESENTED AS RECIEVED. RARELY AVAILABLE LAKE VIEW DELIGHT! TERRIFIC REMODELLED 3+ BEDROOM 1040 SQFT BUNGALOW BACKS ONTO WALKING PATH AND WATER. RAISED BBQ DECK IN RICHMOND LAKES ON THE LAKE ! SPACIOUS KITCHEN WITH BRAND NEW QUARTZ COUNTER TOP & ISLAND PLUS NEW SINK & FAUCET . NUMEROUS OTHER UPGRADES SINCE 2018 ARE NEW SHINGLE,, CARPET IN BASEMENT NEW WASHER,DRYER AND STOVE&,SHOWER IN BASEMENT OPEN CONCEPT WITH SLIDING DOORS TO THE DECK OVERLOOKING THE LAKE. 2 FULL BATHS WITH CERAMICS AND MODERN DECOR THROUGHOUT. CENTRAL A/C, COMES WITH ALL APPLIANCES INCLUDING LOWER LEVEL IS FULLY FINISHED WITH LARGE REC. ROOM AND 2 EXTRA BEDROOMS. A MUST SEE PROPERTY. NOTE: BASEMENT WINDOWS MAY NOT BE EGRESS.

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30 Millbrook Lane , Winnipeg R2C 4V7 Price: **$399,900**

MLS® #:	**202613218**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1987/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**74.51 M2/802 SF**		

S/S NOW! | Welcome to this solid 4-bedroom, 2-bathroom home nestled in a quiet, family-friendly neighbourhood. Offering plenty of space, comfort, and functionality, this property is the perfect place to grow, entertain, and create lasting memories. The main floor features two spacious bedrooms and a full bathroom, while the fully finished lower level offers two additional bedrooms, another full bathroom, and a generous recreation room, perfect for entertaining guests, family gatherings, or creating a dedicated space for hobbies and leisure. The updated kitchen showcases quartz countertops, a modern tiled backsplash, and ample cabinetry, blending style and practicality for everyday living. Updated triple-pane PVC windows throughout enhance energy efficiency while allowing abundant natural light to fill the home. Outside, enjoy the fully usable yard in one of the area's most peaceful neighbourhoods. Conveniently located close to schools of all ages, parks, walking paths, shopping, and public transportation, this home offers exceptional value in a desirable location. Don't miss your opportunity to own this move-in-ready home. Call today to book your private showing!

711 Kildare Avenue , Winnipeg R2C 0P9 Price: **$399,900**

MLS® #:	**202612674**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1968/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

SS June 12/ Offers reviewed 24 hours after they're received. While in need of some TLC, this 3-bed, 2-bath East Transcona 3-level split home is perfectly designed for gathering, growing, and everyday family life. Offering 1,040 sq ft, the covered front porch leads into a bright main floor where the spacious living room, complete with large windows and a custom feature wall with fireplace, flows seamlessly into the open dining area and eat-in kitchen. Outfitted with stainless steel appliances, warm wood cabinetry, granite countertops, and patio doors leading to the backyard, it's a space that naturally brings people together. Upstairs you'll find 3 beds and a 3pc bath, while the lower level adds even more living space with a cozy rec room and a 4pc bath with laundry. Outside, the backyard offers a deck, fire pit, storage shed, and an oversized double detached garage, perfect for summer evenings, entertaining, or simply enjoying time outdoors. Set in a welcoming neighbourhood within walking distance to schools, parks, groceries, and close to all other amenities, this is a home that's as functional as it is inviting.

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99 Noble Avenue , Winnipeg R2L 0J4 Price: **$399,900**

MLS® #:	**202613321**	Area:	**3C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1918/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**146.42 M2/1,576 SF**		

OFFERS AS RECEIVED. Investment Opportunity with Owner-Occupancy Potential! Nestled on a quiet, family-friendly street, this well-maintained duplex offers the perfect blend of immediate income and future flexibility. With one unit already tenanted and the second unit vacant, you can start generating rental revenue from day one while choosing to move into the vacant suite yourself or maximize returns by securing a second tenant. Separate hydro meters and 100-amp panels. The main floor unit (99) features two spacious bedrooms, 1.5 bathrooms, large kitchen and a bright living/dining area. This unit has access to the fully finished basement, complete with a large recreation room and private laundry facilities. The upper unit (99½) offers two comfortable bedrooms, full bathroom, spacious living room, full kitchen, and its own laundry. Baseboard heating throughout the suite. Outside, you'll find a fully fenced backyard featuring a two-tier deck, two storage sheds, and parking area. All appliances are included. Whether you're looking to expand your investment portfolio or offset your mortgage with rental income while enjoying your own space, 99 Noble Avenue is an opportunity you won't want to miss.

373 HODDINOTT Road , East St Paul R2E 0H7 Price: **$399,900**

MLS® #:	**202612554**	Area:	**3P**
Status:	**A**	DOM:	
Yr Blt/Age:	**1957/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**80.27 M2/864 SF**		

Welcome to 373 Hoddinott, in the heart of East St. Paul! This home offers great options for all types of buyers; purchase as a first time home to get into the sought-after East St. Paul community, purchase as an investment & continue it's strong rental potential, or purchase with thoughts of a new build on this fantastic 95 x 280 mature treed lot. This home needs a bit of TLC to make it shine again. Spacious living room has hardwood flooring, an original coved ceiling with pot lights, & opens onto a newer kitchen for great entertaining space. The kitchen offers white shaker style cabinetry, butcher block "look" counter tops, an eating area, plus large pantry space, appliances are included. Spacious Primary bedroom & a second bedroom with two closets for plenty of storage. Main floor 4 pc main bath completes the main floor. Downstairs you will find a large rec room, spacious flex room, & the laundry/workshop area. The lot & private yard space are beautifully treed with a mature tree canopy & offers an older single detached garage, plus shed. Close to schools, arena, & shopping, this home & lot are great opportunity for multiple uses & buyers. Book your tour today!

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62 Kay Crescent , Winnipeg R2Y 1K9 Price: **$399,900**

MLS® #:	**202612519**	Area:	**5H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1970/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**114.46 M2/1,232 SF**		

Wonderful family home in fantastic Crestview location, situated on a large lot w/backyard overlooking beautiful pond. This 1232 SF bungalow features 3 beds on main floor + 1 bed in basement (window does not meet egress). The L-shaped LR/DR room is filled w/natural light. Patio doors off the kit lead to deck overlooking the backyard & pond. The spacious primary bedroom offers a large walk-in closet, plus there are 2 additional bedrooms on the main floor. Downstairs you'll find a large rec room with plenty of space to entertain, watch TV, play, or store your sports equipment, along with a bedroom (window does not meet egress) and a 2-pc bath. The laundry/utility room provides even more storage space. Let's head outside - sit back, relax & enjoy the view! Excellent Crestview location across from Lakewood Elementary, walking distance to John Taylor Collegiate, & close to parks & amenities. Large storage shed. Upgrades over the years: Flooring in basement ('26), Dishwasher ('25), Furnace-heat exchanger ('21) & high limit switch ('22), HWT ('20), Shingles ('16), newer Windows (LR/DR & front bedrooms), newer compressor in A/C. Don't miss out - come have a look!

34 Morningmead Walk , Winnipeg R2G 2E9 Price: **$399,900**

MLS® #:	**202612328**	Area:	**3G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**99.96 M2/1,076 SF**		

Offers as received! Beautifully Updated. Perfectly Located. Set on a desirable corner lot in North Kildonan, this move-in ready 3-bedroom home offers the perfect blend of style, comfort, and convenience. From the moment you step inside, you'll appreciate the bright, open feel created by fresh paint, updated flooring, modern lighting, and an abundance of natural light. The beautifully renovated kitchen features striking two-tone cabinetry, sleek black fixtures, a subway tile backsplash, stainless steel appliances, and a center island that provides additional prep space, storage, and casual seating. A dedicated formal dining area is ideal for family dinners and entertaining guests, while the main floor offers three well-appointed bedrooms and an updated 4-piece bathroom finished with contemporary touches. Outside, the corner lot provides added privacy, extra yard space, and excellent curb appeal. Enjoy being just a 10-minute walk to scenic Bunn's Creek and only minutes from Henderson Highway and Chief Peguis Trail, providing quick access to shopping, restaurants, schools, parks, and everyday amenities. Stylish, functional, and truly move-in ready, this is a home you'll be proud to call your own.

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159 Larchdale Crescent , Winnipeg R2K 0C3 Price: **$399,900**

MLS® #:	**202611898**	Area:	**3C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**123.10 M2/1,325 SF**		

Offers reviewed on a first come, first served basis. If you've been waiting for a solid home on a beautiful oversized lot, this may be the opportunity you've been looking for. Set on a quiet Fraser's Grove crescent, this long-time family-owned bungalow offers 3 bedrooms, 2 bathrooms, and plenty of room to grow. The large front yard is anchored by a stunning mature tree, while the expansive backyard provides space to garden, entertain, or simply enjoy the outdoors. Mid-century character remains throughout, offering a great foundation for future updates. Recent improvements include fresh paint, new flooring in the living room and kitchen (26), fridge and hot water tank 2025), oven and updated electrical panel (2026). The partially finished lower level features a spacious rec room with dry bar, plus three additional rooms ideal for hobbies, a workshop, storage, crafts, or a home workspace. A rare walkout door from the basement to the backyard adds flexibility seldom found in Winnipeg bungalows. Conveniently located near schools, shopping, transit, and parks. A fantastic opportunity to build equity while making a well-loved home your own.

109 Werrell Crescent , Winnipeg R2K 3Y2 Price: **$399,900**

MLS® #:	**202611927**	Area:	**3E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**115.20 M2/1,240 SF**		

Not a drop of water with this flooding .Open house Thursday July 2 6:30 -- 8:00 Really nice & well cared for spacious bungalow in the heart of Valley Gardens close to schools and bus service, sunken living room with gas fireplace, formal dining room with shiny solid Oak flooring, large front foyer with ceramic flooring, Oak hardwood in hallways, family sized eat in kitchen with appliances, pantry , beautiful professionally installed 16 X 12 sunroom with furniture included , an abundance of windows overlooks perfectly manicured yard with fruit trees , flowers and a variety of plants, large primary bedroom with abundance of closet space & ensuite , this home features literally a brand new E.E. furnace and water heater, newer windows, shingles, unfinished basement ready your development, a truly nice home.

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571 Fleet Avenue , Winnipeg R3L 0S3 Price: **$399,900**

MLS® #:	**202611692**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F3/H0**
Type:	**Single Family Detached**		
Liv Ar:	**121.61 M2/1,309 SF**		

A fantastic opportunity in a prime Crescentwood location! Welcome to 571 Fleet Avenue, a charming blend of character & modern comfort. This solid 2-storey home offers 1,305 sq. ft., 3 bedrooms, 2 full bathrooms, and is truly move-in ready. Enjoy the inviting front porch, high ceilings, and mostly newer triple-pane windows. The main floor features a bright, open living 7 dining space, plus an updated eat-in kitchen w/ a large peninsula breakfast bar, abundant cabinetry + excellent counter space. Upstairs you'll find 3 well-sized bedrooms and a full bath w/ tub. A pleasant surprise: the attic is partially prepared for development, offering the potential to create additional functional living space with a relatively small investment.

410 Melrose Avenue , Winnipeg R2C 1P1 Price: **$399,900**

MLS® #:	**202611605**	Area:	**3L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1987/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**77.48 M2/834 SF**		

SS now, offers as received, OH June 20th/21st (Sat/Sun) 2pm to 4pm. All measurements +/- Jogs. Welcome to 410 Melrose Ave W – a beautifully maintained and move-in ready bi-level home offering space, comfort, and great updates throughout! This fantastic home features a total of 4 bedrooms and 2 full bathrooms, making it perfect for families, first-time buyers, or anyone looking for extra living space. The bright and spacious main floor offers a warm and inviting living area filled with natural light, along with a huge eat-in kitchen featuring modern quartz countertops, updated cabinetry, and plenty of room for family meals and entertaining. You'll also find 2 bedrooms and a clean 4-piece bathroom on the main floor. The fully finished basement adds even more living space with a large rec room, 2 bedrooms, a 3-piece bathroom, and a dedicated laundry area. Outside, enjoy the convenience of a 16x24 garage. Many upgrades have already been completed, including HWT (2023), kitchen cabinets & counters (2016), shingles (2017), roof insulation R50 (2016), and HE furnace (2017). A solid home in a great location that shows pride of ownership throughout!

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446 Yale Avenue W, Winnipeg R2C 1V3 Price: **$399,900**

MLS® #:	**202610452**	Area:	**3L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1956/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**89.47 M2/963 SF**		

OTP as received. Open house Sunday May 24 2:00-3:30. Welcome to this beautifully renovated and meticulously maintained home in the heart of Transcona—perfect for growing families! Step inside and enjoy a bright, contemporary layout featuring a stunning new kitchen with updated finishes and plenty of cabinet space, ideal for everyday living and entertaining. The main level offers three comfortable bedrooms and a fully renovated bathroom, providing a fresh and stylish feel throughout. Downstairs, the fully finished basement expands your living space with a spacious rec room, perfect for movie nights or a kids' play area, along with a separate laundry room, storage room, and additional space to keep everything organized. Outside, you'll love the fully fenced yard—great for kids, pets, and summer gatherings—plus the convenience of a single detached garage. This move-in ready home offers excellent value in a family-friendly neighbourhood close to schools, parks, shopping, and all amenities. Don't miss your chance to own this updated Transcona gem—book your showing today!

826 Weatherdon Avenue , Winnipeg R3M 2B9 Price: **$399,900**

MLS® #:	**202610350**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2015/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**83.71 M2/901 SF**		

This is an amazing opportunity to own a modern home in an established & mature neighbourhood. Located on a residential street, but a short walk away from shops, restaurants, multiple grocery stores, public transportation, all levels of schools, and so much more! This home is open, spacious & full of beautiful natural light. The great room allows for wonderful flow between the living/dining areas and the kitchen. Plenty of space for everyone to relax together! Beautiful floors & cohesive design throughout. Three bedrooms on the main floor, including the spacious primary bedroom. A four-piece bathroom is located nearby. The lower level is full of light and almost doubles your usable square footage. The huge rec-room has space for multiple zones. A massive fourth bedroom is located in the lower level, close to the second full bathroom, offering great privacy for a teen or multi-generational living. The backyard is currently set up for convenient multi-vehicle parking, but the south-facing location might tempt you to create an outdoor entertaining space. The front yard is newly fenced in, perfect for pets or young children. This home has so much to offer. Act quickly!

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652 Jessie Avenue , Winnipeg R3M 1A4 Price: **$399,900**

MLS® #:	**202605647**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1909/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**151.06 M2/1,626 SF**		

This property presents an excellent opportunity for investors, owner-occupants seeking rental income, or multigenerational families. Thoughtfully updated by the current owners, the home features renovated kitchens and bathrooms, updated flooring, fresh paint, and a 200-amp electrical service with separate meters. The bright and inviting upper suite offers a sunroom, spacious living area, functional kitchen, one bedroom, and a finished loft space ideal for a home office, studio, or additional living area. The main-floor suite showcases distinctive glass-block accents, versatile living and dining spaces, laminate flooring, and a generous bathroom complete with a soaker tub. The fully finished lower level expands the living space further with a recreation room, laundry area, two additional bedrooms, and a convenient two-piece bathroom. Additional highlights include a double detached garage, excellent curb appeal, and a location that places shopping, dining, parks, and amenities just steps from your door. Whether you're looking to supplement your mortgage with rental income or add a property to your portfolio, 652 Jessie Avenue offers exceptional flexibility and opportunity in an outstanding location

107 Rex Avenue , Winnipeg R2W 2W3 Price: **$399,900**

MLS® #:	**202603075**	Area:	**4A**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/New - Never Lived In**	New Const:	**Yes**
Beds:	**4**	Baths:	**F3/H1**
Type:	**Single Family Detached**		
Liv Ar:	**104.05 M2/1,120 SF**		

Brand-new single-family detached home currently under construction — a fantastic opportunity for both homeowners and investors. Estimated possession Sep 2026 (TBC). Offering over 1,100 sq. ft. plus a fully finished basement with a separate entrance, this thoughtfully designed home delivers flexibility and potential. The main floor features three bedrooms, two full and one half bathrooms. Enjoy a bright, spacious living room and a modern kitchen complete with quartz countertops and sleek high-gloss or matte cabinetry. The finished basement adds exceptional value with one bedroom, one full bathroom, and an open-concept living area with a wet bar — ideal for extended family. Quality finishes include durable vinyl plank flooring, energy-efficient double-pane windows, and an elegant siding and stucco front exterior that enhances curb appeal. Decorative Metal fence around the front and sides of the house. Located within walking distance to schools, close to public transportation, Downtown, and beautiful river views, this home combines convenience with lifestyle appeal. Backed by a new home warranty for added peace of mind. Whether you're looking to move in or invest, this property offers long-term value.

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39 Culloden Road , Winnipeg R2J 3S4 Price: **$399,990**

MLS® #:	**202614804**	Area:	**2H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1979/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Attached**		
Liv Ar:	**104.05 M2/1,120 SF**		

Offers as Received! Welcome to this well-maintained 3-bedroom, 1.5-bathroom home offering comfort, convenience, and excellent value. Featuring a big backyard & spacious oversized single garage, this property provides plenty of room for parking, storage, or a workshop. Inside you will find a bright and spacious layout, with main floor featuring spacious living room, nicely maintained kitchen with newer stainless steel appliances connected with dining area and a powder room, upstairs you have 3 bedrooms and a full 4 piece bath, with Primary being connected with the bathroom making it perfect ensuite. Basement features a big recreational room for all those fun family gatherings, plus a storage room and a tucked away mechanical area. Located in a desirable Southdale neighborhood, you'll enjoy being within walking distance of the community center, collegiate, schools, shopping, restaurants, and all amenities. Whether you're commuting, running errands, or enjoying local recreation, everything you need is just minutes away. Don't miss this opportunity to own a great home in a fantastic location! Contact your Realtor today!

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

Homes Priced From

$401,000-$445,000

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($1799-$1999/month)

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www.ShawnSommers.com
email: shawn@shawnsommers.com

CENTURY 21®
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Residential Client Multi Photo (Small Print)

96 Elm Park Road , Winnipeg R2M 0W2 Price: **$408,000**

MLS® #:	**202614781**	Area:	**2C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1954/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**99.22 M2/1,068 SF**		

Offers considered July 3rd | Sought after neighbourhood one block south of Kingston Row featuring numerous parks, Windsor School K-8, Windsor Community Club with Daycare + outdoor hockey rink.- all in walking distance | This bungalow is a great fit for any first time buyer as well a move-down buyer | Featuring 1068 sqft w/fully finished basement | Total of 4 bedrooms - two up, two down | two bathrooms - 4piece on main floor and 3piece in lower level | additional flex room for office or craft room in lower level | vinyl and tile flooring | Galley kitchen open to dining room featuring patio doors | Fenced back yard facing south | single detached garage 12' x 24' with back lane access | Lots of upgrades over the last 10 years of ownership: Kitchen counter, tiled backsplash, pot lights, cabinets + counter top , stainless steel appliances | Living room pot lights | Dining room with patio doors | Main bathroom with quartz counter and vinyl tub surround | Recroom pot lights | 3piece bathroom with shower stall and tiled flooring | HEEF gas furnace | Electric Hot Water Tank | Rewired | 200 AMP panel | Laundry tub | Washer + dryer 2024 | Bonus: Seller can offer flexible possession date.

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693 Patricia Avenue , Winnipeg R3T 3A8 Price: **$409,000**

MLS® #:	**202614574**	Area:	**1K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1964/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.66 M2/1,105 SF**		

Showing start now. Offer as received. Fort Richmond 1,105 Sq. Ft. 3+2 bedrooms 2 full bath with Single garage. Home offers Bright and spacious living room with Large picture windows allow tons of day lights to come in. Beautiful refinished Hardwood floor throughout the main level. Eat-in kitchen W/ lots of storage space, Tile back splash and 2 windows. Main floor 4PC bath with soaker tub and glass door. Main floor 3 good size bedrooms. Lower level offers another 2 good size bedroom(Basement window does not meet egress code) and 3pc full bath. Fully finished basement with Hugh recreation room, and laundry room. Single garage, yard with garden bed and Deck Area. Lots of upgrades included: Some PVC windows, Lighting 2025 and so much more. Walking distance to U of M, public transportation, School and shopping. A MUST SEE!

22 Avaco Drive , Winnipeg R2K 3J4 Price: **$409,900**

MLS® #:	**202614532**	Area:	**3E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973**/	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**93.09 M2/1,002 SF**		

Welcome home to this beautiful 3 bedroom bungalow in Valley Gardens. An open concept main floor welcomes you through the living room with rich hardwood floors. The kitchen features sleek light maple cabinetry, dark countertops, a multi use island and a full set of appliances. The four piece main floor bathroom is highlighted by the deep soaker tub and dark tile surround. The basement is open, insulated and ready to finish with a high efficiency furnace and included washer & dryer. The primary bedroom has direct access to the back leading to the fully fenced yard and back deck. Beyond the deck you will find an incredible screened in porch to fully enjoy some lazy days or catch up with friends. To top off the outdoor features you will see that the porch is also attached to the oversized double detached garage to house your cars, toys, or tools. Situated on a quiet street with a park, great access to schools, shopping and transportation. If you think you want to make this bungalow your new home, call and book your appointment today!!

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84 Meadow Gate Drive , Winnipeg R2C 4G6 Price: **$409,900**

MLS® #:	**202614521**	Area:	**3K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1979/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**77.76 M2/837 SF**		

Welcome to 84 Meadow Gate Drive in the desirable community of Lakeside Meadows! This well-maintained bungalow offers 3 bedrooms & 2 full baths with a functional layout perfect for families and entertaining. The stunning chef-inspired kitchen features ample granite countertops, a gas cooktop, S/S appliances, hood fan, and an oversized pantry with exceptional storage space. The bright open concept main floor is complemented by a spacious living area & a 4-piece bath. The fully finished lower level boasts a beautifully renovated 3-piece bath with a walk-in glass shower and stylish black accents, a large rec room, and an additional bedroom. Recent updates include the furnace & central A/C (2022). Outside, enjoy the spacious backyard complete with a beautiful stamped concrete patio, perfect for summer gatherings, and a storage shed with power for added convenience. Backing directly onto a walking trail, this property offers easy access to outdoor recreation right from your backyard. Front drive access provides ample parking. Ideally located close to schools of all levels, shopping, public transportation, parks, & all amenities.

515 Harvard Avenue E, Winnipeg R2C 0M3 Price: **$409,900**

MLS® #:	**202613628**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**85.38 M2/919 SF**		

S/S NOW! | Offers presented as received. This is the one you've been waiting for! Welcome to 515 Harvard Avenue East, a well-maintained 3-bedroom, 2-full-bathroom bungalow offering timeless character and some modern updates. Perfect for first-time buyers, growing families, or downsizers, this solid home is located in a desirable family-friendly neighbourhood close to schools, parks, shopping, and public transportation. The bright interior features beautiful mid-century built-in cabinetry, original character details, and a functional layout designed for everyday living. Enjoy the three spacious bedrooms, two updated full bathrooms, including a relaxing jetted soaker tub, and triple-pane windows that enhance energy efficiency while filling the home with natural light. The fully finished lower level boasts a HUGE recreation room ideal for entertaining, a home gym, or additional living space. Outside, you'll find a fenced backyard, a double detached garage, and an additional parking pad. Offering exceptional value in a sought-after location, this home is move-in ready. Book your private showing today before it's gone! *Some photos are virtually staged*

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55 Ritchie Street , Winnipeg R2P 2B1 Price: **$409,900**

MLS® #:	**202612201**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1986/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**94.11 M2/1,013 SF**		

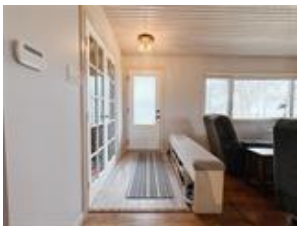
SS Now. Offers as received. Start your next chapter at 55 Ritchie Street! This attractive bungalow offers comfortable living space in a family-friendly neighborhood. The main floor features 3 bedrooms, a beautifully updated bathroom, vaulted ceilings, and a bright open-concept layout designed. The spacious kitchen comes complete with stainless steel appliances and overlooks the living area, making it ideal for entertaining family and friends. Garden doors from the third bedroom lead to a private hot tub and a fully fenced, low-maintenance backyard—perfect for relaxing or hosting summer gatherings. The finished lower level expands your living space with a large rec room, second bathroom, office, workshop, utility room, and plenty of storage. Whether you need space for movie nights, a home gym, hobbies, or a growing family, this home offers flexibility to suit your lifestyle. Conveniently located near schools, parks, shopping, and public transportation, this move-in-ready home offers exceptional value. Don't miss your opportunity—book your private showing today!

136 Newman Avenue W, Winnipeg R2C 2G7

Price: **$409,900**

MLS® #:	**202608696**	Area:	**3L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1959/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**93.83 M2/1,010 SF**		

OPEN HOUSE SUNDAY JUNE 7 2-4 Welcome to 136 Newman Ave West, Offers presented as reiceved. An ideal family home located in the heart of Transcona. This 1010 sq ft gem features a double detached heated garage, new updated kitchen and bathroom, fully built out basement, 3 large bedrooms, open concept dining and living room. The home sits on a corner lot over looking Bond Street. The back yard has a well constucted deck with total privacy. This is a solid home with a solid foundation. Don't miss out on this rare move-in ready beauty. Please call your favorite realtor for a personal showing.



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27 Ellington Street , Winnipeg R2R 0T6

Price: **$409,900**

MLS® #:	**202610369**	Area:	**4J**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**89.19 M2/960 SF**		

S/S Now. Offers as Received. Welcome to this well-maintained bungalow in the desirable neighbourhood of Tyndall Park! This home offers 4 bedrooms and 2 full bathrooms, perfect for families, first-time buyers, or investors. The main floor features 3 spacious bedrooms, 1 full bathroom, a bright living area, and an updated kitchen with new cabinets (2025). The fully finished basement includes 1 bedroom, a large rec room, a full bathroom, and a den. Basement bedroom window may or may not meet egress requirements. Recent upgrades include roof (2025), fresh paint, and new flooring (2024). Outside, enjoy the convenience of a single detached garage plus a carport for additional parking. Conveniently located close to all amenities including schools, parks, shopping, and public transit, all within walking distance. All measurements are +/- jogs. Book your showing today!

406 Cork Avenue , Winnipeg R2V 1R5

Price: **$412,000**

MLS® #:	**202614275**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1965/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**95.69 M2/1,030 SF**		

Great starter home for young family, close to Margaret Park Community School. Features 3 bedrooms, eat in kitchen with pennisula, spacious living room, hardwood floors, 4 pce bath, second bedroom with patio doors to deck and landscaped yard. Finished lower level with recroom,den or office, 3 pce bath wood burning ofp,Roof shingles approx.2024, Furnace approx 2024, nice location, close to community centre, shopping, hospital, Wellness Centre and more.Alarm is monitored at approx $85.00 annually.All measurements are plus and minus jogs.So many lovely memories could be made here.

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19 Bentwood Bay , Winnipeg R2J 2G2

Price: **$414,000**

MLS® #:	**202613328**	Area:	**2G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1956/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**84.73 M2/912 SF**		

Offers as received! Open House on Sunday, July 5th from 2:00pm-4:00pm. Welcome to this stunning bungalow tucked away on a quiet bay in desirable Windsor Park. Upon entry, you'll be impressed by the bright open-concept design that seamlessly connects the living room and redesigned kitchen, creating the perfect space for entertaining. The kitchen showcases designer cabinetry, quartz countertops, a stylish tiled backsplash, brand-new appliances, and durable luxury vinyl plank flooring throughout the main living areas. The main floor also features 3 generously sized bedrooms with built-in closets, along with a 4-piece bathroom featuring modern porcelain tile and contemporary finishes. Downstairs, the fully finished basement provides additional living space with a large rec room, a modern 3-piece bathroom, a versatile den, and spacious storage and laundry areas. Additional upgrades include fresh interior & exterior paint, PVC windows, a high-efficiency furnace, central air conditioning, and more. Offering a level of style and finish rarely found at this price point. Contact your REALTOR today to discover more about this opportunity!

339 Gilmore Avenue , Winnipeg R2G 2A7 Price: **$414,900**

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**		

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!

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513 Jamison Avenue , Winnipeg R2K 1N5 Price: **$414,900**

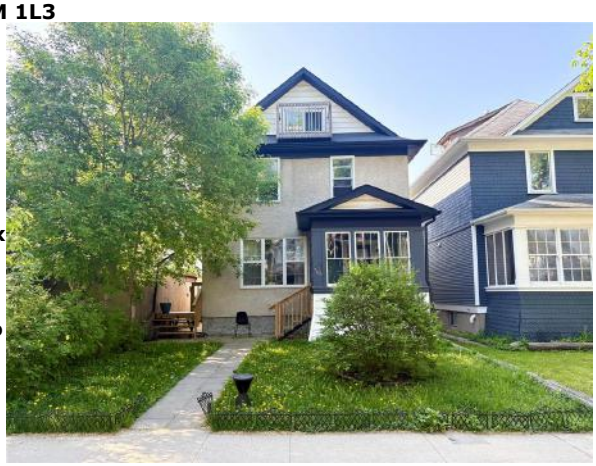
MLS® #:	**202613354**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**2024/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**86.03 M2/926 SF**		

SS now. Offers as received.Open House Sat - Sun (June 19 & 20) 2pm to 4pm. Welcome to this beautifully finished bi-level home, built in 2024. Offering modern finishes, a functional layout, and excellent value, this newer home is ideal for first-time buyers, investors, or those looking for low-maintenance living. Featuring 3 bedrooms and 1 full bath, the main level offers a bright open-concept design with large windows providing an abundance of natural light. The spacious living area flows seamlessly into the kitchen and dining space, perfect for everyday living and entertaining. The lower level offers a clean slate with great potential for future development. Enjoy the benefits of a newer build with updated finishes, improved efficiency, and minimal maintenance. Conveniently located close to schools, shopping, public transportation, and everyday amenities. A great opportunity to own a move-in-ready home at an excellent value! Dimensions are +/- Jogs .

760 Fleet Avenue , Winnipeg R3M 1L3

Price: **$414,900**

MLS® #:	**202612491**	Area:	**1B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**160.35 M2/1,726 SF**		



If you're looking to add a great revenue property to your portfolio then look no further. This remodelled Crescentwood duplex is already leased with great tenants. Lower unit pays $1875/month + hydro, Upper unit is now vacant but previously rented for $1678/month + hydro. In walking distance to all amenities, Corydon Ave and schools you really can't get a better location. The main floor unit offers a spacious kitchen, living room, 4 pce bath and bedroom all remodelled within recent years. Also part of the main unit, 2 bedrooms in the basement as well a good size rec room. Upstairs unit offers a kitchen, living room, bedroom, 4 pce bath and office, Up the stairs to the 3rd level features another large bedroom & den. Both units include laundry. Major upgrades include complete foundation water proofing, weeping tile system, and new basement slab with abs plumbing & sump pump added. Most windows are PVC, newer roof, floors, paint and the list goes on. Book a showing to see for yourself!

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124 Hazelwood Crescent , Winnipeg R2M 2T7

Price: **$415,000**

MLS® #:	**202613279**	Area:	**2E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1964/Older**	New Const:	**Yes**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**80.27 M2/864 SF**		

Offers Anytime! Great curb appeal as you pull up to this charming bungalow in sought-after Meadowood. Tasteful updates throughout highlight an open-concept main living area with bright natural light and durable laminate flooring. A spacious front entry with coat closet welcomes you into a large living room ideal for entertaining. The kitchen features stainless appliances, abundant storage and space for a dining table. Three comfortable bedrooms on the main floor each include closet space, and a four-piece bathroom completes the main level. The lower level offers a big rec room, a bonus office, an additional bedroom and a three-piece bathroom with a stand-up shower. Outside, enjoy a large fenced backyard and a single detached garage. Situated steps from Dr. D.W. Penner Elementary and Hazelwood Park — playground and field directly across with no direct front neighbours — and minutes to St. Vital Mall, transit and all nearby amenities. A quality home in a fantastic location. Book your showing today!

96 Petriw Bay , Winnipeg R2R 1K3

Price: **$418,000**

MLS® #:	**202611975**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**87.33 M2/940 SF**		

Showings start Friday, May 29 with offers presented the evening they are received. Open house Saturday, May 30, and Sunday, May 31, from 2:00 PM to 4:00 PM. Welcome home to this beautifully maintained 940 sq ft bungalow in the highly desirable Meadow West community. The functional main floor layout features 2 spacious bedrooms and a full bathroom, perfect for growing families or first-time buyers. The fully finished lower level adds incredible bonus living space, complete with a second full bathroom with bedroom. Step outside to find the ultimate mechanic's or hobbyist's dream: a massive, brand-new 22x 22 detached garage. Located in a quiet, family-friendly neighborhood close to schools, parks, and shopping. Don't miss out

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341 Yale Avenue W, Winnipeg R2C 1V1

Price: **$419,800**

MLS® #:	**202610862**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**180.32 M2/1,941 SF**		

OTPs as received. Welcome to 341 Yale Avenue West, a beautifully preserved 2.5-storey character home offering the warmth, craftsmanship, & timeless detail that only a home built in 1913 can provide. From the moment you step inside, you'll appreciate the original woodwork, rich hardwood floors, classic staircase, & untouched character that has been carefully maintained for over a century. The main floor offers a bright & inviting layout with a spacious living room & dining room, & updated kitchen that blends everyday function with the home's original feel. The 2nd floor features four bedrooms, updated bathroom, & cozy library/office. The 3rd floor offers a fifth bedroom & loft area ideal for a playroom or storage. Outside, the beautifully landscaped backyard is made for summer evenings, w/ a large patio(re-leveled 25') to gather w/ family and friends, not to mention the neighborhood park right across the street! A double detached garage adds excellent parking and storage. The foundation is in excellent condition & was waterproofed w/ weeping tile +sump pit(11'). Other Upgrades include LED pot-lights(24'), spray-foam insulated mudroom (14'), & lighting fixtures throughout(26').

54 Cobourg Avenue , Winnipeg R2L 0H2

Price: **$419,900**

MLS® #:	**202614772**	Area:	**3C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1913/Older**	New Const:	**No**
Beds:	**6**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**151.25 M2/1,628 SF**		

Offer anytime. ***NO VIEWING BEFORE 4PM DAILY*Live stylishly while rental income helps pay your mortgage—or add a strong duplex investment to your portfolio with excellent tenants already in place in one suite. Beautifully remodelled and located on a quiet street lined with well-maint homes, this property offers 2 spacious suites: 1 vacant at possession and 1 tenant occupied, each with 3 BDRMS and Bathrms. Modern updates include vinyl plank flooring, 9-foot ceilings, a bright leaded living room window, and a mocha kitchen with generous counter and cabinet space plus included appliances.MN FLR feat 2 LRG BDRMS and access to a private backyard, while the BSMNT includes a REC RM, oversized BDRM, and a beautifully remod 4pc BATH with acrylic tub surround. Upper unit offers 3 BDRMS plus a 2-piece and 3-piece bath, including an acrylic tub surround. This clean, well-maintained duplex also features a high-eff furnace, Marathon HWTNK, storage spaces, and in-suite laundry for both suites. Outside, enjoy a detached garage with a Hardie board façade, a porch leading to the deck, and fenced greenspace. Close to schools, parks, shopping, dining, and just minutes from downtown, this is an investment with options.**

85 Indra Crescent , Winnipeg R2R 3B4

Price: **$419,900**

MLS® #:	**202614434**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**128.86 M2/1,387 SF**		

SHOWINGS START NOW. OFFERS ANYTIME. Welcome to 85 Indra Crescent in Castlebury Meadows! This brand-new townhouse, currently under construction, offers an incredible opportunity to own a modern home with NO CONDO FEES. Perfect for first-time buyers, families, and investors. Approved for the new Federal 5% GST New Home Rebate Program (conditions apply), offering significant savings to eligible purchasers. The bright, open-concept main floor features a spacious living room, dining area, modern kitchen, Flex Room, and convenient 2-piece bath. Upstairs offers 3 bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, plus a full bathroom and upper-level laundry. Enjoy quality finishes, a professionally landscaped front yard, and the peace of mind of new-home construction. Conveniently located near parks, schools, shopping, CentrePort, and Gurdwara Shri Guru Kalgidhar Sahib. Additional units available. Contact your REALTOR® today. All measurements approximate (+/- jogs). Photos from similar home for illustration purposes only Actual finish may vary.

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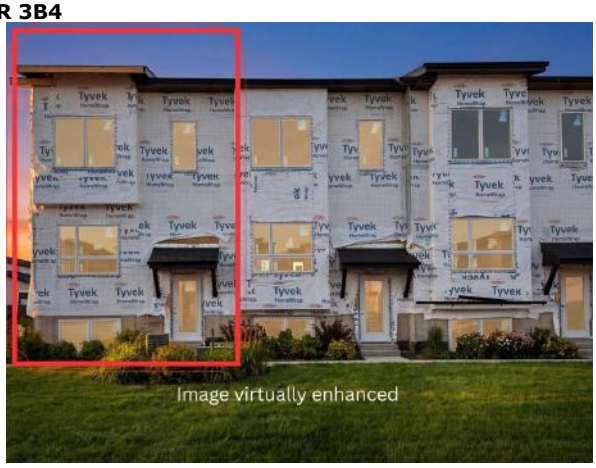
81 Indra Crescent , Winnipeg R2R 3B4

Price: **$419,900**

MLS® #:	**202614432**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**123.56 M2/1,330 SF**		



SHOWINGS START NOW. OFFERS ANYTIME. Welcome to 81 Indra Crescent in Castlebury Meadows! This brand-new townhouse, currently under construction, offers an incredible opportunity to own a modern home with NO CONDO FEES. Perfect for first-time buyers, families, and investors. Approved for the new Federal 5% GST New Home Rebate Program (conditions apply), offering significant savings to eligible purchasers. The bright, open-concept main floor features a spacious living room, dining area, modern kitchen, Flex Room and convenient 2-piece bath. Upstairs offers 3 bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, plus a full bathroom and upper-level laundry. Enjoy quality finishes, a professionally landscaped front yard, and the peace of mind of new-home construction. Conveniently located near parks, schools, shopping, CentrePort, and Gurdwara Shri Guru Kalgidhar Sahib. Additional units available. Contact your REALTOR® today. All measurements approximate (+/- jogs). Photos from similar home for illustration purposes only Actual finish may vary.

117 Indra Crescent , Winnipeg R2R 3B3

Price: **$419,900**

MLS® #:	**202614355**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**123.56 M2/1,330 SF**		

SHOWINGS START NOW. OFFERS ANYTIME. Welcome to 117 Indra Crescent in Castlebury Meadows! This brand-new townhouse, currently under construction, offers an incredible opportunity to own a modern home with NO CONDO FEES. Perfect for first-time buyers, families, and investors. Approved for the new Federal 5% GST New Home Rebate Program (conditions apply), offering significant savings to eligible purchasers. The bright, open-concept main floor features a spacious living room, dining area, modern kitchen, and convenient 2-piece bath. Upstairs offers 3 bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, plus a full bathroom and upper-level laundry. Enjoy quality finishes, a professionally landscaped front yard, and the peace of mind of new-home construction. Conveniently located near parks, schools, shopping, CentrePort, and Gurdwara Shri Guru Kalgidhar Sahib. Additional units available. Contact your REALTOR® today. All measurements approximate (+/- jogs).

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113 Indra Crescent , Winnipeg R2R 3B3

Price: **$419,900**

MLS® #:	**202614353**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**123.56 M2/1,330 SF**		

SS Now. Offers Anytime. Welcome to 113 Indra Crescent in Castlebury Meadows! This brand new corner unit townhouse is currently under construction and offers NO condo fees with nearly 1350 sq ft of functional living space, perfect for first-time buyers, families, or investors. CALLING ALL FIRST-TIME HOME BUYERS—you could be eligible for up to $21,000 in GST rebates (buyer to do their own due diligence), bringing the effective purchase price to approximately $399,900 after applicable rebate. The main floor features a bright and open layout with a spacious living room, dining area, kitchen, and a convenient 2-piece bath, with stairs leading to both the upper level and basement. The second floor offers 3 bedrooms, including a primary bedroom with walk-in closet and 3-piece ensuite, plus an additional full 3-piece bath and second-floor laundry. Additional highlights include a professionally landscaped front yard, modern finishes, and the added benefit of a corner unit providing extra natural light and privacy. Conveniently located close to Gurdwara Shri Guru Kalgidhar Sahib, parks, schools, and CentrePort. *All measurements are approximate (+/- jogs). More units available—call today to book your showing**

1405 Mars Drive , Winnipeg R3T 1G1 Price: **$419,900**

MLS® #:	**202612838**	Area:	**1Jw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1960/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.90 M2/1,043 SF**		

Showing starts June 18th.Open House June 20th, 21st 2-4pm.Offers June 24th 6pm.This very well maintained 3 bedroom/2 full baths bungalow has a lot. Located in the heart of Fort Garry. Its proximity to all amenities such as schools, shopping, parks, play grounds, public transport (Blue- Walking distance) makes it very desirable. Spacious room sizes complimented by large windows provide abundance of natural light. Eat in kitchen provide plenty of space for family meals. Patio door to the deck off the master bed room. Fully finished basement with an extra bedroom and a spacious rec.room and another full bathroom. No pets. Non smoking. Very clean and very well maintained. Fridge, Stove, Microwave and dishwasher only one year old.Windows-2025.Flooring -2024, shingles - 2021, Furnace - 2016, HWT - 2021

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48 Jubinville Bay , Winnipeg R2J 2A5 Price: **$419,900**

MLS® #:	**202613648**	Area:	**2G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1961/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**100.80 M2/1,085 SF**		

Welcome to a home where memories have been cherished for over 30 years. Lovingly maintained by the same family, this 1,085 sq. ft. bungalow offers 3 bedrooms, 2 bathrooms, and a fully finished basement designed for comfortable family living.Step outside to a beautifully landscaped backyard backing directly onto Jubinville Park, creating the perfect setting for morning coffee, family gatherings, or watching the kids play. Unwind in the private hot tub, enjoy the convenience of a single detached garage with extra storage, and appreciate the durable, low-maintenance metal roof and new electrical panel for years of worry-free living.Nestled on a quiet bay, this home is ideally located within walking distance of parks, schools, churches, and everyday amenities, making it an exceptional choice for growing families.Pride of ownership shines throughout, with decades of thoughtful care and maintenance evident in every room. Now this warm and welcoming property is ready for its next chapter, offering a new family the opportunity to create lasting memories in a location that truly feels like home.

120 Lenore Street , Winnipeg R3G 2C3 Price: **$419,900**

MLS® #:	**202612984**	Area:	**5B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1912/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Duplex**		
Liv Ar:	**167.23 M2/1,800 SF**		

S/S Now! OTP when received! Lovely located Duplex in the heart of Wolseley! This prime spot is great for a seasoned investor, visionary or maybe a live in owner with a great option to get some rent flow happening! The main level has loads of character! Shiny hardwood floors, high coffered ceilings, original wood finishings with big living and dining areas! A clean and bright refreshed kitchen overlooks the back of the house! The upper level has its own entrance, a L shaped eat-in kitchen with an awesome balcony, living and dining areas, two bedrooms including the 2nd on the 3rd level loft! The basement which is included in the main level plan has been updated with plush carpets, two legal bedrooms a den and an updated bathroom! Shared laundry on the main level! A front enclosed porch plus deck for extra storage space or lounging! Great curb appeal! Out the back door we have 3 parking spots that are rented separately! With an upstairs tenant and the main floor vacant call for more details to add this to your portfolio or move in and live in to help offset the costs!---Prime location close to all the shops, cafes, restaurants, bakeries, schools and more!--Call Now! **some pics virtually enhanced**

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11 Mira Gate , Winnipeg R2V 5C6 Price: **$422,900**

MLS® #:	**202613726**	Area:	**4E**
Status:	**A**	DOM:	
Yr Blt/Age:	**2021/**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**123.28 M2/1,327 SF**		

OPEN HOUSE: SAT, JUNE 20 FROM 1-3PM. Offers as received Welcome to 11 Mira Gate! A townhouse built by Daytona Homes in the highly sought-after Aurora North Point. Featuring 3 spacious bedrooms and 2.5 bathrooms. This home offers modern living with comfort and style. The main floor boasts an open-concept layout enhanced by sleek pot lights and abundant natural light, creating a bright and inviting space. The kitchen features quartz countertops, contemporary cabinetry, and plenty of prep and storage space. Upstairs, you'll find three generously sized bedrooms, including a stunning primary retreat complete with two walk-in closets and a private ensuite bathroom. The unfinished basement offers endless potential to customize to your needs, whether you envision a recreation area, gym, or additional living space. Located in a desirable, family-friendly community close to parks, schools, shopping, and amenities, this move-in-ready townhouse is a fantastic opportunity you don't want to miss! Call to book a showing today!

#.5 223 Royal Avenue , Winnipeg R2V 1H6 Price: **$424,900**

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**		

Showings start now offers presented as received. Welcome to this striking new two-storey 1310 SF home at ½–223 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!

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563 Ashworth Street S, Winnipeg R2N 3J6 Price: **$424,900**

MLS® #:	**202613596**	Area:	**2F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1989/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

Comfortable, functional, and located in one of Winnipeg's most family-friendly communities, this 4-bed, 2-bath bungalow in Dakota Crossing offers space to grow and a location that's hard to beat. With 1,040 sqft on the main floor plus a finished basement, there's room for everyone to spread out and enjoy. The bright main level features an L-shaped living and dining room with vaulted ceilings & HWFs that flows seamlessly into the spacious kitchen complete with SS appliances, granite countertops, and tile flooring. 3 generous beds with updated flooring & 4pc bath complete the floor. Downstairs, you'll find a large rec room perfect for movie nights, hobbies, or a home office, plus a 4th bed (may not meet egress), 3pc bath, & laundry. Enjoy the hassle-free zero-scape fenced backyard with deck & patio, plus insulated dbl detached garage & additional parking pad. The home also comes with a newer furnace (2024) for peace of mind. Located directly across from H.S. Paul School and Park, and just minutes from walking trails, shopping, restaurants, and other amenities, this is the kind of neighbourhood where families love to put down roots.

648 Lindhurst Avenue , Winnipeg R2K 1Z5 Price: **$424,900**

MLS® #:	**202614197**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**95.69 M2/1,030 SF**		

This beautiful 1,030 sq/ft. bungalow offers a functional layout, generous living space, & a fantastic East Kildonan location. Featuring 3 bedrooms on the main floor & a spacious 4th bedroom in the fully finished basement, this home provides flexibility for families, guests, or a home office. The bright main floor showcases hardwood flooring in the living room, a full bathroom, & an eat-in kitchen complete with quartz countertops, a farmhouse-style stainless steel sink, espresso cabinetry, & stainless steel appliances. The fully finished basement expands your living space with a large recreation room, a spacious fourth bedroom, a second full bathroom, laundry area, & storage space. Outside, enjoy the large deck overlooking the fully fenced backyard—perfect for summer barbecues, entertaining, or relaxing. The single detached garage is complemented by additional parking for up to three more vehicles. Additional features include central vacuum, a newer sump pump installed in 2022, & newer shingles. Offering great space, functionality, & value in a desirable neighbourhood, this home is an excellent opportunity for families, first-time buyers, or investors.

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553 Ashworth Street S, Winnipeg R2N 3J4 Price: **$424,900**

MLS® #:	**202611977**	Area:	**2F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1988/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**95.41 M2/1,027 SF**		

Offer as received. Affordable, full of potential, and ready for your personal touch! Three bedrooms on the main floor and a fourth one in the basement (window doesn't meet requirement), soaring ceilings, and a main floor that feels like home the moment you walk in. Stainless steel kitchen. Full bathroom. Natural light everywhere. The finished basement surprises: bright, spacious, and genuinely usable — family room, playroom, or flex space, your call. Bonus room and laundry included. Major worries? Already handled. New roof (2026). New eavestroughs. New HWT (2025). The big stuff is done — now make it yours. Steps to school, park, and transit. Generous backyard. Quiet, family-friendly street. First-time buyer or young family looking for an affordable entry point with room to grow — this one was made for you.

171 Borebank Street , Winnipeg R3N 1E2 Price: **$424,999**

MLS® #:	**202613431**	Area:	**1C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1921/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F3/H0**
Type:	**Single Family Detached**		
Liv Ar:	**121.70 M2/1,310 SF**		

Exceptional opportunity in sought after North River Heights! This beautifully updated home offers a unique combination of character, functionality, and income potential. Featuring 3 bedrooms and 3 full bathrooms, the spacious layout is ideal for families and investors alike. The inviting living room is anchored by a charming wood burning fireplace, while the formal dining room provides an excellent space for entertaining. The upper level primary retreat features a private ensuite and access to a second floor patio. The main floor offers two additional bedrooms and a full bathroom, while the finished lower level includes a large recreation room, new three piece bathroom, and separate entrance, making it an excellent candidate for a secondary suite or multigenerational living. Numerous upgrades include flooring, paint, appliances, parking improvements, and mechanical updates. Outside, the massive poured concrete driveway provides exceptional parking and potential rental income from neighbouring commercial properties. Located close to parks, schools, shopping, restaurants, and transit. Some photos are virtually staged. Information deemed to be accurate.

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302 Moray Street , Winnipeg R3J 3A3 Price: **$425,000**

MLS® #:	**202614257**	Area:	**5F**
Status:	**A**	DOM:	
Yr Blt/Age:	**1960/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

Solid well maintained home by long time owner. 2 bedroom home perfect for starter or downsizing. Main floor features original hard wood floors. Cove ceiling in the living room and dining room. Eat in kitchen with lots of counter space. Two separate entrances to the basement are perfect for a home business. Enjoy our hot summer nights in your 24 foot by 12 foot swimming pool and on the large deck. New pool liner in 2022, pump 2024, filter 2025 and heater 2026! Yard is landscaped and fenced for privacy and security. Single detached garage. Aluminium clad vinyl windows for low maintenance. Close to schools, bus and shopping.

79 Arthur Wright Crescent , Winnipeg R2P 1Y7 Price: **$425,990**

MLS® #:	**202610794**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1984/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

OFFERS AS RECEIVED. Rare find Bungalow in heart of Maples, close to all amenities school, bus stop, shopping. The open concept main floor features a bright living room, dining area and kitchen, complimented by large windows with lots of natural light. Upgrades include Fresh interior Paint (2026), Vinyl Flooring(2026),fresh exterior paint (2026), New garage Door & Opener(2026), Brand new Kitchen appliances, New Kitchen cabinets, Furnace 2023, Hot Water Tank 2023, Huge deck (21'X10') to entertain your guest. Main floor boast 3 bedrooms, large living room, finished basement with separate entrance with 2 additional Bedrooms & Full washroom, make it a sound investment option. Don't miss the chance to own this move-in-ready bungalow in one of Maples most sought-after locations. Call for private showings, Click on video link for video tour. All measurements +/- jogs.

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458 Harbison Avenue W, Winnipeg R2L 0A9 Price: **$428,800**

MLS® #:	**202607883**	Area:	**3A**
Status:	**A**	DOM:	
Yr Blt/Age:	**2018/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F3/H0**
Type:	**Single Family Detached**		
Liv Ar:	**92.53 M2/996 SF**		

SS NOW, As received Welcome Home to a fully upgraded, stunning bi level tucked away on a quiet, no through street in the heart of East Kildonan where modern comfort meets an established community. The main level is designed for both everyday living and entertaining, featuring a kitchen that seamlessly flows into the living and dining spaces. With 4 bedrooms and 3 bathrooms, This home is perfectly suited for growing families. Built in 2018 on a solid ICF foundation, this energy efficient home offers low monthly operating costs, modern finishes, and a bright open concept layout with oversized windows that fill the space with natural light. You're a short walk to the East End Cultural & Leisure Centre, minutes from the Northeast Pioneers Greenway, close to schools (including French immersion), Elmwood high school , shopping and a quick drive to Concordia Hospital. Not all basements are created equal and it shows here. A true extension of the home, featuring a dreamy walk in closet and a fabulous bathroom. Private, intentional and elevated. Whether it's cozy nights in, effortless entertaining or future income potential, this flexible space adapts to your lifestyle. Impressive from top to bottom.

89 Garton Avenue , Winnipeg R2R 1X1

Price: **$429,000**

MLS® #:	**202613956**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1981/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**88.26 M2/950 SF**		

S/S Now, offers presented Monday, June 22. Open House Saturday & Sunday, June 27 & 28, from 2:00–4:00 PM. Welcome to this beautifully renovated bi-level home in the desirable Inkster Gardens community! This move-in-ready property offers 4 bedrooms, 2 full bathrooms, a fully finished basement, rear parking, a large deck (17'6" x 12'3") with gazebo, and a fully fenced backyard. The bright open-concept main floor features a spacious living room, dining area, and an eat-in kitchen complete with granite countertops and stylish backsplash tile. The main level also includes a primary bedroom with a walk-in closet, a second bedroom, and a full bathroom. The fully finished basement boasts two additional bedrooms with egress windows, a second full bathroom, a large rec room, and a mechanical/storage room. Numerous upgrades include interior and fence paint (2026), entertainment unit (2025), flooring (2024),baths (2024), updated light fixtures, HWT (2023), shingles (2018), tri-pane windows (2016), and furnace (2016). Ideally located directly across from public transportation routes 31 and 77 and just minutes from Meadows West School, Waterford Green Plaza, restaurants, grocery. book your private showing today!

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862 Crescent Drive , Winnipeg R3T 1X2

Price: **$429,000**

MLS® #:	**202604999**	Area:	**1J**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**81.38 M2/876 SF**		

Exceptional 50' x 172' riverfront lot in East Fort Garry, nestled along the banks of the Red River with stunning views of St. Vital Park. Whether you're looking to renovate (TLC required), invest, or build your dream home, this is a rare opportunity in one of Winnipeg's most desirable neighbourhoods. Ideally located just minutes from Crescent Drive Park & Golf Course, Thermea Spa, St. John's-Ravenscourt, the University of Manitoba, and all major amenities. Enjoy the perfect balance of privacy and convenience in a truly picturesque setting. Property is currently tenant-occupied; interior access is not available. Riverfront properties like this are exceptionally rare—don't miss your chance. Book your appointment today!

86 Maynard Close , Winnipeg R2P 0C1

Price: **$429,900**

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**		

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 all your realtor for private viewing.

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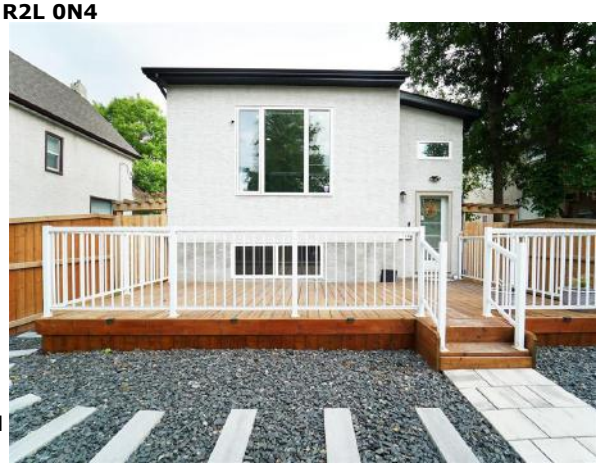
320 Riverton Avenue , Winnipeg R2L 0N4

Price: **$429,900**

MLS® #:	**202614352**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2019/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F3/H0**
Type:	**Single Family Detached**		
Liv Ar:	**114.92 M2/1,237 SF**		



OFFERS ANYTIME!!Built in 2019, this modern bi-level offers the perfect combination of style, space, and functionality in the heart of East Kildonan. Featuring a fully finished basement, this home provides plenty of room for growing families, entertaining guests, or creating the ideal work-from-home setup. Enjoy contemporary finishes, a bright and open layout, and the peace of mind that comes with a newer home. Conveniently located close to schools, parks, shopping, and everyday amenities. Move-in ready and packed with value—this is the one you've been waiting for!

987 Carter Avenue , Winnipeg R3M 2C7 Price: **$429,900**

MLS® #:	**202614015**	Area:	**1Bw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1950/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**83.61 M2/900 SF**		

Offers as received. NO bidding war. Showings start Sat June 20th. Open house Sat 12-1:30. Tastefully remodelled 3 bedroom + den with 22x22 double garage built in 2024. Step inside to luxury vinyl plank('22) seamlessly throughout the main living area w/south facing picture windows letting in an abundance of natural light. Eat in kitchen('22) offers sleek black kitchen cabinets w/gold hardware, butcher block counters, hexagon backsplash, pantry, seating for 3 & all appliances included. Stunning 4 pc bathroom ('22) offers deep soaker tub w/custom tile tub surround, heated tile flooring & large vanity. Main floor bedroom which could be converted to formal dining or office. 3 season sunroom w/access to you 10x10 deck, 14x12 patio & fully fenced backyard. Upstairs features two spacious bedrooms including the primary with his & her closet & laundry shoot. Fully finished basement consists of rec room w/plush carpeting, drop ceiling, den, laundry room a plenty of storage. Additional features & upgrades: Hi eff furnace, updated shingles, HWT ('22), 200 amp panel (2022) with 100 amp panel in the new double garage. Steps from Grant Park Mall, schools, parks, public transportation & all amenities.

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43 Laurent Drive , Winnipeg R3V 1S1 Price: **$429,900**

MLS® #:	**202613725**	Area:	**1Q**
Status:	**A**	DOM:	
Yr Blt/Age:	**1984/**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**83.61 M2/900 SF**		

Fantastic 3 Bedroom with 2 Full Baths and Finished Basement house in St Norbert! Located on a Quiet Street close to Buses, Parks and Schools. Bright Living Room complete with Large PVC Windows, Laminate floors and Nicely painted walls. The Open Kitchen / Dining room boasts gorgeous Dark Kitchen cabinets, Modern Lights, Backsplash and Tile flooring. Two Good-sized Bedrooms with Hardwood and Laminate floors alongside a 4pc Remodelled Full Bathroom.The fully finished lower Level offers a Huge 3rd Bedroom with Big Windows and an Office Area, which could easily double as an amazing Rec room. Second Full Bathroom and a Hobby room, featuring a Closet and Roughed-in Window, giving it incredible potential to be converted into a 4th Bedroom. Step outside to a Cozy Backyard featuring a Newer Deck and Modern Pergola—ideal for Entertainment with Family and Friends on those Hot Summer days—plus a Large Shed, Patio and convenient Parking for 3 cars. Major upgrades including Newer Roof shingles, PVC Windows, Exterior Doors, HE Furnace, Newer HWT, Modern paint, Sump Pump and more. C/Air unit & All Appliances are Included. Move-in condition!!

422 Maryland Street , Winnipeg R3G 1M3

Price: **$429,900**

MLS® #:	**202612287**	Area:	**5A**
Status:	**A**	DOM:	
Yr Blt/Age:	**1903/Older**	New Const:	**No**
Beds:	**8**	Baths:	**F3/H1**
Type:	**Duplex**		
Liv Ar:	**215.07 M2/2,315 SF**		

Showings start now. Offers as received. PRICE IMPROVEMENT * Open House Sat 12pm to 1:30pm *** Welcome to 422 Maryland Street. A massive 2,315 square foot duplex located in the heart of the west end bursting with original character and charm! The main floor unit features a large open living and dining area, kitchen, a grand curved staircase, 3 bedrooms, high ceiling, a full basement with 2 additional bedrooms, a spacious rec area and laundry room. The second suite features three bedrooms, kitchen, three balcony's, laundry and bathroom. Outside the home as you enter the back area you are greeted to a beautiful private yard complete with mature trees. Perfect for entertaining or enjoying a warm summer night! With all this and so much more this is the perfect place to call home or for investors a solid addition to any rental portfolio. Book your private showing today and see for yourself!**

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103 Thunder Bay , Winnipeg R2M 4S2

Price: **$429,900**

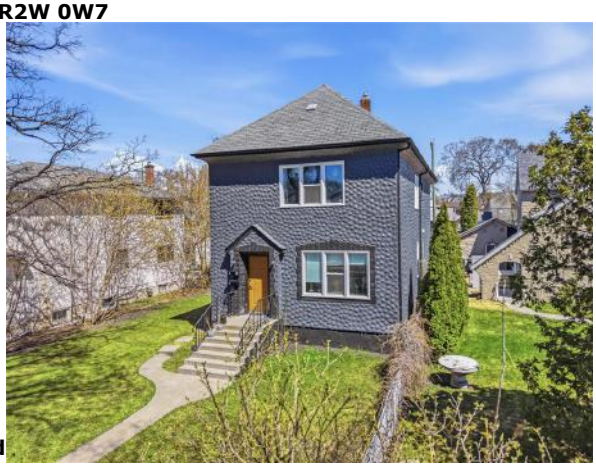
MLS® #:	**202611614**	Area:	**2E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1974/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**104.98 M2/1,130 SF**		

Welcome to 103 Thunder Bay! Stunning 1,130 sq ft bungalow, on a 54 x 110ft lot offers 3 bedrooms & 2 full bathrooms, situated on a quiet bay in the neighborhood of Meadowood in St. Vital! Classic "L" shaped living/dining combo offers plenty of family space! This home also boasts a bright & functional kitchen, brand new luxury vinyl plank flooring and more! Spacious primary bedroom, 2 other good sized bedrooms and a 4 piece bathroom complete the main level! The fully finished lower level offers tons of extra living space & tons of storage! Gigantic recreational area, laundry/storage area, 3 piece bathroom and more! The property is fully fenced and landscaped, has a single attached garage, low maintenance vinyl siding, updated shingles, pvc windows and more! Unbeatable location close to Thunder Bay Park, shopping, schools, public transportation and other amenities! Call now to book your private viewing!

89 Cathedral Avenue , Winnipeg R2W 0W7

Price: **$429,900**

MLS® #:	**202611225**	Area:	**4D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1905/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**196.21 M2/2,112 SF**		



Showings start now. Offers as received! CASHFLOW! Rented for $3,385/month + hydro. This beautifully updated duplex is a money maker & a perfect addition to any real estate portfolio. Situated on a 50 x 134 lot on a quiet street steps from Scotia Ave! Unit 1 is a 2-Bed & 1-Bath rented for $1,580/month + hydro and increasing to $1,615 on September 1st. Unit 2 is a 3-Bed & 1-Bath rented for $1,705/month and increasing to $1,750 on September. Both leases have been renewed until August 31st, 2027. The double detatched garage is rented at $100/month. Each unit is over 1,000 sqft with updated flooring, paint, fixtures, large PVC windows, kitchens, appliances, bathrooms, & more! Newer H/E Furnace, A/C Unit, and HWT. Basement consists of common area storage & laundry. Crushed asphalt parking pad in the back & plenty of yard space! R2 zoning & located on a bus route. Potential to add a 3rd unit in the basement. Contact your realtor today to find out more details! Buyer to do their own due diligence.

359 Greenwood Avenue , Winnipeg R2M 4J5 Price: **$429,900**

MLS® #:	**202608684**	Area:	**2E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**96.62 M2/1,040 SF**		

Nicely upgraded family home on a beautiful Meadowood street. Features 3 bedrooms, spacious living room/dinning room, laminate flooring throughout, finished basement with rec room, large utility/laundry room with tons of storage space and extra room for home office or other use. Upgrades over the years include windows. Most recent upgrades are furnace and hot water tank in 2024, roof shingles and central air conditioning unit in 2017 and a beautiful 3 season sunroom in 2021. Also features an oversized double garage with 220 volt electrical service. Close to shopping including St. Vital Shopping Center, all levels of schools, parks and playgrounds within a short walking distance and public transportation. A great home for a growing family. Call your agent today to view.

1921 Chancellor Drive , Winnipeg R3T 4R3 Price: **$429,999**

MLS® #:	**202610946**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1978/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**91.04 M2/980 SF**		

Showings Start Now. Offer as received. Welcome to this beautifully remodelled home offering warmth, style, and functionality in an unbeatable location! Filled with natural light from the large living room windows and enhanced by hardwood flooring, this home features a bright and inviting open-concept living. The main floor offers spacious and comfortable three bedrooms and full washroom which is tastefully updated, while the fully finished basement includes a large recreation room, den, bathroom, laundry area, utility room, and a SEPARATE ENTRANCE — ideal for extended family or extra living space. Enjoy the lovely fenced backyard and a prime family-friendly location directly across from a park and close to schools, the University of Manitoba, and public transportation. Upgrades interior paint (2026), hot water , Washer , Dryer , Furnace , AC (2020), Basement washroom Vinyl (2026) Excellent location, excellent value — move-in ready and a fantastic opportunity! All Jogs are +/-

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62 Highwater Path , Winnipeg R2R 2X1 Price: **$434,900**

MLS® #:	**202614178**	Area:	**4L**
Status:	**A**	DOM:	
Yr Blt/Age:	**2015/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**124.12 M2/1,336 SF**		

Offers as received. NOT A CONDO - NO CONDO FEES! Welcome to 62 Highwater Path, a beautifully maintained 3-bedroom, 2.5-bathroom townhouse in the family-friendly community of Waterford Green. This move-in-ready home offers the feel of a newer build without the extra work, including a fully finished, super low-maintenance backyard that is ready to enjoy from day one. The bright, open-concept main floor features large windows, quality flooring, maple cabinetry, generous living and dining spaces, and a convenient powder room. Upstairs, the spacious primary bedroom includes a walk-in closet and private 3-piece ensuite, alongside two additional bedrooms and a second full bathroom. The insulated full basement provides excellent storage and future development potential. Complete with central air conditioning, a garage, extra parking and a private yard. Walk to Kaur Umber Park, two K-8 schools, groceries, restaurants, trails and everyday amenities. A complete, affordable home in one of northwest Winnipeg's most convenient newer communities. This is an affordable entry into a great area, and would be easy to rent out in the future if you're using it as a stepping stone.

22 Lafayette Bay , Winnipeg R3T 3J8 Price: **$434,900**

MLS® #:	**202612576**	Area:	**1K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1971/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**88.63 M2/954 SF**		

Offer as received. Welcome to 22 Lafayette Bay, a beautifully renovated 4-bedroom, 2-bathroom home located on a quiet bay in the highly desirable Fort Richmond neighborhood. This move-in-ready property features a bright and spacious layout with brand-new flooring, fresh paint, updated lighting, and fully renovated bathrooms. The modern kitchen has been completely updated with new cabinets, a brand-new refrigerator, dishwasher, and over-the-range hood fan. The fully finished basement offers additional living space, perfect for a recreation room, home office, or guest area. Major recent upgrades include a new furnace (2026) and hot water tank (2026), providing peace of mind for years to come. Ideally located just minutes from the University of Manitoba, Fort Richmond Collegiate, and Dalhousie School, this home is perfect for families, students, or investors. Close to parks, shopping, public transit, and all amenities. Enjoy a private backyard ideal for entertaining, gardening, or relaxing with family and friends. A fantastic opportunity to own a fully renovated home in one of Winnipeg's most sought-after communities!

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139 Larchdale Crescent , Winnipeg R2K 0C3 Price: **$434,900**

MLS® #:	**202611094**	Area:	**3C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1958/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**99.13 M2/1,067 SF**		

Offers reviewed first come, first served. Move right in and start enjoying this beautifully maintained Fraser's Grove bungalow. Offering 3 bedrooms and 2 full bathrooms, this home combines classic character with thoughtful updates throughout. Hardwood floors, abundant natural light, and a functional layout create a warm and inviting atmosphere from the moment you step inside. The bright kitchen opens to a spacious dining area, while the comfortable living room overlooks the front yard. Relax in the sunroom, entertain on the deck, or enjoy the privacy of the mature backyard. The partially finished basement features a massive rec room, a second full bathroom, and plenty of space for hobbies, a home office, workouts, or movie nights. Recent improvements include updated windows, a high-efficiency furnace, and central air conditioning. Brand-new shingles completed in 2026. Located close to schools, shopping, transit, and everyday amenities, this is a move-in-ready home offering comfort, space, and peace of mind in the heart of Fraser's Grove.

7 Juba Street , Winnipeg R2R 0K6 Price: **$434,900**

MLS® #:	**202610932**	Area:	**5D**
Status:	**A**	DOM:	
Yr Blt/Age:	**2025/New - Never Lived In**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**124.12 M2/1,336 SF**		

BRAND NEW! Move in ready! Stunning 1336 Sq Ft two storey home in Brooklands. Eligible for the first time home buyer GST Rebate program, This home features open concept living with 3 bedrooms, 2.5 baths as well as 3 entrances and a spacious basement with a separate entrance which awaits your personal touch! No detail has been spared in this home! Master bedroom features his and hers walk in closets and full 4 piece ensuite bath. Main floor features 9 foot ceilings throughout, large modern kitchen with quartz counter tops, Large island great for a breakfast nook as well as upgraded cabinetry for added storage. Quality finishes throughout which include: Silent floor joists, H.E. furnace and HRV, 75 gallon Hwt, Sump pump, PVC JeldWen windows and doors, LED lighting throughout, upgraded Vinyl plank flooring throughout both floors, exterior finished with stucco and Hardie board and parking at rear. Prime location just minutes away from Red River College and St James as well as all amenities such as shopping, all levels of school and easy access to bus service. Appliances negotiable. Call today to book a showing

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1123 Chancellor Drive , Winnipeg R3T 4L7 Price: **$434,900**

MLS® #:	**202609603**	Area:	**1L**
Status:	**A**	DOM:	
Yr Blt/Age:	**1977/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**146.79 M2/1,580 SF**		

SS now, Offers as received. Open House Sat June 20, 2-4pm FABULOUS LOCATION EXCEPTIONALLY CLOSE TO SCHOOLS, THE PARK & U of M. As you step into this light, bright & beautiful home you will love the spacious living/dining room which features a marvellous wood burning fireplace & lovely laminate flooring & is open plan to the large eat in kitchen which has an abundance of cabinets. 3 pretty bedrooms & 2 beautiful bathrooms. The lower level has a den with wet bar & is a very unusual room. The basement has a rec room with EXCEPTIONALLY VERY HIGH CEILINGS & IS VERY UNIQUE & has wood panelling that creates the most amazing rustic cabin ambiance complete with wood burning stove. This very different basement is GREAT FOR ENTERTAINING. It is awesome that many of the big expensive upgrades like, furnace & some windows have been done! Extra long garage. Upgraded 200 Amp Panel Ready for Electric Vehicle Charging, Upgrades Dishwasher 26, Dryer 24,Upper Flooring 26, Paint 26, EXCELLENT BUY!

97 Lyra Gate , Winnipeg R2V 5B1 Price: **$435,000**

MLS® #:	**202613578**	Area:	**4E**
Status:	**A**	DOM:	
Yr Blt/Age:	**2017/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**123.38 M2/1,328 SF**		

Open House Sunday 12-2pm. Offers welcomed anytime. Welcome to easy living without sacrificing space. This stylish 3-bedroom, 2.5 bathroom townhome offers the features buyers are searching for: an open-concept main floor, finished basement, ensuite off the primary bathroom, and detached garage, all wrapped up at a great price. The bright main level is filled with natural light and features a spacious kitchen with island seating, stainless steel appliances, and plenty of cabinetry, flowing seamlessly into the dining and living areas. Upstairs you'll find three bedrooms, including a generous primary bedroom complete with walk-in closet and ensuite. The finished basement provides valuable extra living space for a rec room, home office, gym, or playroom. Outside, enjoy your fenced grassy backyard, single detached garage and the convenience of a move-in-ready home in a fantastic location. If you've been searching for space, functionality, and modern finishes for the right price this one deserves a spot at the top of your list.

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149 Brightview Avenue , Winnipeg R0X 0X0 Price: **$435,900**

MLS® #:	**202614344**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Attached**		
Liv Ar:	**121.33 M2/1,306 SF**		

Welcome to the Value Series — where thoughtful design meets everyday practicality in this stunning 3-bedroom, 2.5-bathroom side-by-side home in the sought-after community of Summerlea. From the moment you step inside, the bright, open-concept main floor draws you in. The expansive great room flows effortlessly into the dining area and kitchen, creating a natural gathering space that's equally suited to quiet evenings at home and weekend entertaining. A convenient side door entry at the basement stairs adds the kind of functional detail that makes daily life just a little easier. Upstairs, the primary suite offers a true retreat — a generous bedroom paired with a walk-in closet and a beautifully appointed ensuite. Two additional bedrooms and a full main bathroom round out the upper level, giving you the flexibility to accommodate a growing family, overnight guests, or a dedicated home office. Set in desirable Summerlea, you'll enjoy a nice view of greenspace easy access to Transcona Trail, schools, bus and everyday amenities — everything you need, right where you want it. Modern finishes. Smart layout. An address worth coming home to and enjoy. 1-2-5-10 Year National New Home gives you peace of mind

290 Mandalay Drive , Winnipeg R2P 1K2 Price: **$439,000**

MLS® #:	**202613003**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1983/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**76.18 M2/820 SF**		

SS now.Offers as received. No Bidding War** Welcome to 290 Mandalay Drive! Located in the highly sought-after Maples/Mandalay West community, this well-maintained bungalow offers 5 bedrooms and 2 full bathrooms, making it ideal for families or investors(Good Rental Potential).The main floor features a bright and functional layout with 3 spacious bedrooms,a full bathroom,and comfortable living space.The fully finished basement adds 2 additional bedrooms,a full bathroom, and versatile living space suitable for extended family or potential rental income.Recent improvement includes fresh paint throughout, giving the home a clean and refreshed feel. Additional features include a high-efficiency furnace and central a/c (buyer to do their own due diligence).The oversized double detached garage with an 87" door height provides ample space for vehicle.Conveniently located close to schools, public transportation, shopping, parks, and other amenities, this home offers both comfort and strong investment potential. Measurements are +/- jogs. Don't miss this opportunity—book your private showing today!**

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496 Hethrington Avenue , Winnipeg R3L 0V6 Price: **$439,000**

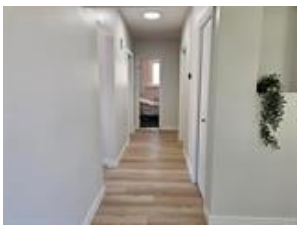
MLS® #:	**202609858**	Area:	**1Aw**
Status:	**A**	DOM:	
Yr Blt/Age:	**2017/**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**91.97 M2/990 SF**		

24 hrs notice required. Offers anytime. 496 Hethrington Ave! Modern bi-level duplex built in 2017 offering a strong opportunity for homeowners or investors. Each fully self-contained suite features 2 bedrooms and 1 full bath with bright, functional open-concept layouts and in-suite laundry. The upper suite is vacant and move-in ready, with estimated rent of approx. $1,550/month. The lower suite is currently rented at $1,233/month plus heat and hydro, providing immediate income. Separately metered utilities add flexibility and ease of management. Live upstairs and offset your mortgage, or rent both units for a solid turnkey investment. Low-maintenance exterior and 2017 construction offer peace of mind. Located in desirable Lord Roberts, close to transit, schools, parks, shopping, and quick access to downtown and Osborne Village. Strong rental demand in a consistently sought-after neighbourhood. Bsmt bedroom virtually staged.

664 Prince Rupert Avenue , Winnipeg R2K 1W2

Price: **$439,800**

MLS® #:	**202614225**	Area:	**3B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1956/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**94.39 M2/1,016 SF**		



Back on Market, OH 28 June 2-4pm , A fully renovated bungalow on a rare 62ft lot in the heart of East Kildonan. This bright, move-in ready 1,016 sqft home blends established neighbourhood charm with brand new finishes throughout, and comes equipped with a 200 AMP electrical panel. The stunning kitchen features quartz countertop, new cabinetry, an island, new backsplash, and new stainless steel appliances. New flooring, fresh paint, and new baseboards run through the entire home The main floor offers three bedrooms and a standout bathroom with separate soaker tub, standing shower, and heated tile floors. Downstairs, the fully finished lower level adds a spacious fourth bedrm, generous rec room, ample storage, and a second fully renovated bathroom. Outside, there's fully fenced yard, a kitchen garden, ovrszd single garage and parking pad - all via back lane, leaving the full frontage open and beautifully presented. Key updates: quartz kitchen wth island, new cabinetry and backsplash, Appliances Microwave &Dishwasher (2026) , Washer & Dryer (2022), Stove (2023), Fridge (2023) Vinyl flooring throughout, new baseboards throughout, renovated main floor bathroom with heated floors & basement bathroom.

291 Smithfield Avenue , Winnipeg R2V 0C6

Price: **$439,900**

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**		

SS June 30, OTP July 8. Open House July 4 & 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 Price: **$439,900**

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**		

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!

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793 CAVALIER Drive , Winnipeg R3Y 1C5 Price: **$439,900**

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**		

S/S SATURDAY JUNE 27 . OPEN HOUSE 2-4 PM SUNDAY JUNE 28. OFFERS TO BE PRESENTED AS RECIEVED. 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 POSSESION 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.

290 Park Manor Boulevard , Winnipeg R2V 4H5 Price: **$439,900**

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**		

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.

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11 Torwood Crescent , Winnipeg R2R 2P7 Price: **$439,900**

MLS® #:	**202614696**	Area:	**4K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1988/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**123.28 M2/1,327 SF**		

SS Now | No Bidding War | Offers Anytime| RARE OPPORTUNITY! Welcome to this spacious two-storey home located on a quiet street in the highly desirable Garden Grove neighbourhood. Close to schools, playgrounds, and all amenities, this move-in-ready home offers 3 bedrooms, 1.5 bathrooms, a finished basement featuring a rec room and office, and numerous recent upgrades throughout. Recent improvements include a new concrete parking pad (2025), kitchen cabinets (2025), quartz countertops (2025), backsplash (2025), stainless steel appliances, renovated bathrooms (2023), front and backyard landscaping (2024), custom living room entertainment unit (2024), main floor and upper-level windows (2023), lighting (2023), paint, flooring, and hardware (2023), as well as exterior vinyl siding, soffits, and gutters (2022). This beautifully updated home offers exceptional value and pride of ownership in one of Winnipeg's most sought-after neighbourhoods. Don't miss your chance to own this fantastic property—call today to book your private showing!

871 Bairdmore Boulevard , Winnipeg R3T 5H6 Price: **$439,900**

MLS® #:	**202614552**	Area:	**1S**
Status:	**A**	DOM:	
Yr Blt/Age:	**1985/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**80.83 M2/870 SF**		

Offers As Received. Well Maintained, Solid And Upgraded 870 Sq/Ft Bilevel Features 3 Bedrooms+1 Den W/ 2 Full Bath In Richmond West. This Immaculate Bi-Level Home Offers You 2 great Size Bedrooms W/ 1 Full Bath Having Large Windows Throughout On Main Level Upgrade W/ New Luxury Vinyl Plank Flooring, Paint, Kitchen Countertops, All Taps, Backsplash, Lighting, Fully Remodelled Bath W/ Glass Tiled Shower And Floor. Come To DownStairs Having Big Rec Room, 3rd Bedroom, A Den Complete W/ 4pc Bath And Brand New Carpet. Back Yard Is Perfect For Summer Entertainment W/ Fresh Painted Deck And A Storage Shed. More Upgrades Included - Roof (2022), AC (2025), Stove (2025), Dishwasher (2026), Washer And Dryer (2018), Basement Rec Room Window (2020), Exterior Paint (2026) Close To All Bus Routes And Bairdmore School....

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66 Glenthorne Crescent , Winnipeg R2M 2R4 Price: **$439,900**

MLS® #:	**202613835**	Area:	**2C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1972/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**66.89 M2/720 SF**		

SS Friday, June 19. OPEN HOUSE SATURDAY JUNE 20th 1-3pm, OFFERS ANYTIME. Wow! Location doesn't get much better than this. A school is just a short walk to the end of the street, making mornings simple and convenient. You are also close to St. Vital Centre, along with everyday shopping, dining, and amenities. Excellent public transit access nearby makes commuting easy in any direction. Inside, you will find a bright and inviting open-concept main floor featuring a brand new kitchen with soft-close cabinetry, new appliances, and a large quartz island that anchors the space perfectly for both daily living and entertaining. Large front windows fill the living and dining areas with natural light, creating a warm and welcoming atmosphere. The home offers 4 generous bedrooms (2 up, 2 down), each with excellent natural light, along with bathrooms conveniently located on both levels. The fully finished basement extends your living space with a spacious L-shaped rec room, ideal for family time, guests, or a home theatre setup. Outside, enjoy a fully fenced backyard framed by mature trees, a cozy gazebo, patio space and storage shed for extra convenience. ALL MEASUREMENTS ARE +/- JOGS

1508 Pritchard Avenue , Winnipeg R2X 0H5 Price: **$439,900**

MLS® #:	**202610945**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/New - Never Lived In**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**130.16 M2/1,401 SF**		

Brand new 1401 Sqft, two storey home in desirable Shaughnessy Heights. Built by Synergy Homes Inc, this home is move-in Ready and awaiting its new owner! Open concept living in this 3 bedroom, 2.5 bath home with 3 entrances including a separate entrance to the unfinished basement. With contemporary finishes used throughout, truly no detail has been spared! Main floor features 9 foot ceilings throughout, large modern kitchen with quartz counter tops, matching kitchen backsplash as well as a fully custom entertainment unit in the living area. Second floor features a stunning Primary bedroom with his and hers walk in closets, full 4 piece ensuite bath, feature wall to add some style, 2 additional bedrooms and a common bath. Quality finishes and many upgrades done throughout the house which include: Central A/C, Silent floor joists, H.E. furnace and HRV, Maintenance free PVC windows and doors, Led lighting throughout, Luxury Vinyl Plank flooring throughout, Acrylic stucco on front exterior. Prime location just minutes away from all amenities such as shopping, all levels of school and easy access to bus service. Home warranty included. Appliances negotiable. Call today to book a showing!

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63 Robertson Crescent , Winnipeg R2M 2N4 Price: **$439,900**

MLS® #:	**202613224**	Area:	**2C**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**97.55 M2/1,050 SF**		

Offers Anytime. Welcome to 63 Robertson nestled in popular neighbourhood of Bright Oaks in St.Vital. The open-concept main floor is highlighted by fresh paint, new high end laminate floors, vaulted ceilings and a stunning kitchen offering an abundance of counter space and cabinetry, perfect for both everyday living and entertaining. The main level also features three generously sized bedrooms and a beautifully remodelled bathroom. As an added bonus, there is a separate entrance that leads to the lower level, which makes it ideal for a rental suite or granny suite. The fully finished basement provides a large rec room with bar/kitchen area, a spacious bedroom and 4 piece bathroom. The long list of upgrades is impressive and includes triple-pane windows, shingles, soffit, fascia, siding, a fully renovated kitchen. Outside, you'll find an oversized custom-built shed and a huge private backyard with plenty of room for kids to play, entertain guests or simply enjoy the outdoors. This is a home that has been well cared for and thoughtfully updated throughout. Come experience it for yourself!

39 Sagitta Street , Winnipeg R2V 5G9 Price: **$439,900**

MLS® #:	**202611558**	Area:	**4E**
Status:	**A**	DOM:	
Yr Blt/Age:	**2022/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Attached**		
Liv Ar:	**112.69 M2/1,213 SF**		

SS NOW, OFFERS AS RECEIVED, OPEN HOUSE June 6/7 2-4PM| Welcome to this beautifully upgraded MOVE-IN READY home in Aurora at North Point, offering 1,213 SF of thoughtfully designed living space built in Fall 2022. The open-concept Main Floor features 9' Ceilings, LED Pot Lights, a spacious Great Room and a well-appointed Eat-In Kitchen complete with Quartz Countertops, Melamine Shelving in Pantry, Gas Stove Range, Full Backsplash, Soft-Close Cabinetry, Stainless Steel Appliances and an undermount Sink. A convenient Powder Room completes the Main Floor. Upstairs, the Primary Bedroom includes a Walk-In Closet and Private Ensuite with Standing Shower, complemented by Two additional Bedrooms and a Full Bathroom. The Full Unfinished Basement offers excellent potential for future development. Further upgraded finishes include Vinyl Plank Flooring (Even on Stairs), Triple Pane Windows Throughout, 10lb Carpet Underlay, and Upgraded Door Hardware and Front Door Handset. Additional features include Central A/C, HRV, High-Efficiency Furnace, Sump Pump, Security Cameras, and a Rear Double Parking Pad with Back Lane Access. CLOSE TO Parks, Schools, Shopping, and Transit — REACH OUT TO BOOK YOUR PRIVATE SHOWING!

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479 Marjorie Street , Winnipeg R3J 1R8 Price: **$439,900**

MLS® #:	**202611302**	Area:	**5E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1954/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**83.52 M2/899 SF**		

S/S May 22, offer as received. Welcome to this newly renovated bungalow in St James. Located in a desirable and convenient neighbourhood close to Polo park, schools, playground, and public transit. Excellent starter home with 3 bedrooms, 2 full bath, fully finished basement with recreation space. Spacious living room with large window brings in a lot of natural light. Warm and cozy kitchen with brand new cabinets, countertop, and stainless steel appliances. Vinyl plank flooring throughout main floor. Newly updated bathrooms with beautiful tiles and light fixtures. Lots of upgrades include shingles and leaf guards 2024, high-eff furnace, A/C, HWT in 2023, wiring, and PVC windows. Mechanical and laundry area with brand new washer & dryer. Fully fenced backyard with single detached garage. Fantastic opportunity to own this move-in ready home.

1506 Pritchard Avenue , Winnipeg R2X 0H5 Price: **$439,900**

MLS® #:	**202610733**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/New - Never Lived In**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**130.16 M2/1,401 SF**		

Brand new 1401 Sqft, two storey home in desirable Shaughnessy Heights. Built by Synergy Homes Inc, this home is move-in Ready and awaiting its new owner! Open concept living in this 3 bedroom, 2.5 bath home with 3 entrances including a separate entrance to the unfinished basement. With contemporary finishes used throughout, truly no detail has been spared! Main floor features 9 foot ceilings throughout, large modern kitchen with quartz counter tops, matching kitchen backsplash as well as a fully custom entertainment unit in the living area. Second floor features a stunning Primary bedroom with his and hers walk in closets, full 4 piece ensuite bath, feature wall to add some style, 2 additional bedrooms and a common bath. Quality finishes and many upgrades done throughout the house which include: Central A/C, Silent floor joists, H.E. furnace and HRV, Maintenance free PVC windows and doors, Led lighting throughout, Luxury Vinyl Plank flooring throughout, Acrylic stucco on front exterior. Prime location just minutes away from all amenities such as shopping, all levels of school and easy access to bus service. Home warranty included. Appliances negotiable. Call today to book a showing!

1597 Alexander Avenue , Winnipeg R3E 1M1 Price: **$444,500**

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**		

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.

11 Pawnee Bay , Winnipeg R2J 2C8

Price: **$444,900**

MLS® #:	**202611477**	Area:	**2G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1955/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**101.26 M2/1,090 SF**		

S/S June 10 | Offers as received - left open for 24 hours | Some homes check the boxes. Others become part of your favourite memories. Tucked into the heart of Niakwa Park, this 3-bed, 2-bath BNG offers 1,090 sqft of comfortable living space paired with a lifestyle that's hard to find elsewhere in the city. Summers are spent poolside in the beautifully landscaped backyard, surrounded by mature gardens, perennial flowers, & fruit trees. The in-ground pool, complete with a new liner (2023), becomes the backdrop for family gatherings, quiet mornings & long evenings spent outdoors. Large windows bring the beauty of the yard inside, creating a connection to nature throughout the home. Main fl offers 3 beds & functional everyday living, while the finished basement adds a whole 2nd layer of enjoyment with a cozy fireplace, wet bar, office & plenty of room to relax or entertain. Beyond the property, Niakwa Park is known for its strong sense of community, with neighbourhood events, walking trails, the Seine River & Niakwa Country Club all just mins away. Peaceful, quiet, & tucked away from the pace of the city, this is more than a home, it's a place to settle in, put down roots & enjoy every season.

50 Martell Crescent , Winnipeg R2P 0M6 Price: **$445,900**

MLS® #:	**202610923**	Area:	**4H**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**93.37 M2/1,005 SF**		

Showings start now. Offers as received .Open House, Sat-Sun, June 27 & 28 (2pm to 4pm) .Welcome to 50 Martell Crescent! Fully renovated and well-maintained 4-bedroom, 2 full bathroom home located on a quiet crescent in desirable Winnipeg. The main floor offers a spacious living and dining room, bright eat-in kitchen, and all appliances included. The fully finished basement features a large rec room with bar, additional bedroom, full bath, and separate side entrance offering excellent flexibility for extended family or entertaining. Situated on a large fenced lot with plenty of outdoor space. Flexible possession available. Conveniently located close to schools, parks, shopping, public transportation, and other amenities with easy access to major routes. Dimensions +/- jogs. A great opportunity to own a solid move-in ready family home!

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638 Redonda Street , Winnipeg R2C 5W1 Price: **$446,000**

MLS® #:	**202605096**	Area:	**3M**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**133.97 M2/1,442 SF**		

Energy efficient certified townhouse by Manak Homes! Home buyers can can get a rebate of up to 25% of CMHC fee, plus for new home buyers, you can qualify for a 5 % GST. Two storey corner unit townhouse with side door for direct access to the basement & no condo fee! The Vistano beautifully blends classic farmhouse charm with contemporary comfort, offering an inviting five-unit design ideal for modern lifestyles. Each home features signature farmhouse elements such as board-and-batten siding, gabled rooflines, and elegant and welcoming front porches, open spaces and stylish farmhouse details like warm wood finishes, black-accented fixtures, and ample natural lighting. Designed with families in mind. With its timeless appeal and thoughtful architectural details, this model elevates neighborhoods . Extra features of this townhouse are as follows: Quartz countertop in kitchen & all the bathrooms, with center island, and dual color cabinets. Triple pane windows on main and second floor, LED. Lighting up to 1-2-5-10 year new home Warranty, Engineered Joists, second floor laundry, 9' Main floor, vinyl plank flooring, high Eff. gas furn. & more! Lot & GST are all included.

539 Ken Oblik Drive , Winnipeg R3Y 2H4

Price: **$447,790**

MLS® #:	**202604690**	Area:	**1R**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**130.44 M2/1,404 SF**		

VENTURA BROOKLYN A-26! **Ready for Fall '26 possession This modern 1,404 sq. ft. townhome has a spacious design with premium finishes. The bright and open main floor features 9' ceilings, kitchen with 6 ft island, quartz counter tops, tile backsplash, chimney hood fan and a large rear window over the sink. The second floor features 9' ceilings, a private primary bedroom with an ensuite and walk-in closet, two additional bedrooms, a full bathroom, and convenient laundry room. Air conditioning included. CALL TODAY TO SEE THIS BEAUTIFUL HOME!**

3544 Ferrier Street , Winnipeg R2V 5K4

Price: **$447,900**

MLS® #:	**202607435**	Area:	**4E**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/To Be Built**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**130.44 M2/1,404 SF**		

****First-time home buyers are entitled to a 5% GST rebate on the purchase price *** MODERN & AFFORDABLE TOWNHOMES IN HIGHLAND POINTE. GREAT FOR FIRST TIME HOME BUYERS! Features: Open Concept Layout with huge great room next to the wide-open kitchen and dining area. The 2nd floor fits in 2 bedrooms, a spacious master bedroom with a huge walk-in closet and ensuite, and 2nd-floor laundry. This home has it all! Lots of upgrades include, 9 ft main floor ceiling, A/C, Painted White 3 1/2" baseboards and 2 1/2" casings, LED lighting, Decora light switches, 10 pot lights, Kohler plumbing fixtures & sinks, smooth painted white ceiling, Kitchen includes an island and under-cabinet lighting, soft-close, Chimney style Range hood fan & more.**

3 Cherryhill Road , Winnipeg R2V 2L1 Price: **$449,000**

MLS® #:	**202610057**	Area:	**4G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1956/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**91.32 M2/983 SF**		

S/S Now | Offers Presented June 11, 2026. Fantastic opportunity in desirable Garden City! Perfect for first-time home buyers, families, or investors. This well-maintained bungalow features a fully finished basement with side entrance, upgraded roof & A/C, fresh paint, updated flooring, newer kitchen, and new appliances. Bright and spacious living area with large front windows bringing in tons of natural light. Enjoy the huge fenced backyard, front driveway access, and oversized detached garage with extra storage space. Conveniently located close to schools, shopping, parks, public transportation, and all major amenities. Move-in ready home offering comfort, space & great value!

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102 Wildwood D Park , Winnipeg R3T 0C9 Price: **$449,800**

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**		

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, facia, 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 Price: **$449,900**

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**		

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!

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93 Kinver Avenue , Winnipeg R2R 1J7 Price: **$449,900**

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**		

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

Price: **$449,900**

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**		

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 Price: **$449,900**

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**		

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 Price: **$449,900**

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**		

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.

14 Malone Street , Winnipeg R3R 1L4 Price: **$449,900**

MLS® #:	**202614204**	Area:	**1G**
Status:	**A**	DOM:	
Yr Blt/Age:	**1946/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**115.94 M2/1,248 SF**		

Welcome to 14 Malone Street, a charming 1½-storey home offering 1,248 sq ft of well-designed living space in sought-after Charleswood! Move-in ready and full of value. The modern kitchen features ample cabinetry — perfect for the home chef who needs room to cook, store, and entertain. The fully finished basement adds valuable living space, ideal for a family room, home office, gym, or guest retreat. With appliances included and updated mechanicals already in place, you can move in with confidence and skip the costly surprises. Outside, the fully fenced lot offers privacy and peace of mind, while the double-wide gate entry from the side lane is a rare and practical bonus — easy access for a trailer, boat, RV, or building your dream garage down the road. Tucked into one of Winnipeg's most family-friendly, tree-lined neighbourhoods, this home combines comfort, function, and location. Don't miss your chance. book your private showing today!

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247 Park West Drive , Winnipeg R3Y 0T4 Price: **$449,900**

MLS® #:	**202614118**	Area:	**1R**
Status:	**A**	DOM:	
Yr Blt/Age:	**2014/**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Attached**		
Liv Ar:	**110.55 M2/1,190 SF**		

Offers Anytime! Park West Perfection! Welcome home to this fantastic low-maintenance 1,190 Sqft bungalow in the heart of Bridgwater. Enter from your covered front porch into a nice entry with closet. Down the hall find the open concept kitchen, dining & living spaces full of natural light. Vaulted ceilings up to 12.5' make the space feel even bigger! Kitchen features island with storage & seating, marble backsplash, double sink & stainless steel appliances. Spacious dining area flows into the living room & back entrance with additional closet. Great size primary bedrm with 4pc ensuite & walk-in closet. 2nd bedrm features a walk-in closet too! Another 4pc bath & convenient main flr laundry. Vinyl plank flooring runs seamlessly through the entire main level. Full, insulated, unspoiled bsmt has rough-ins for 3rd bathrm & tons of space for a recreation &/or play area &/or another bedrm. Hi-E gas furnace, C-air, HRV, C-vac, sump pump. Super low-maintenance backyard. Patio with privacy walls, BBQ space + concrete parking pad large enough for 2 vehicles. Fantastic location walking distance to amenities. A rare opportunity to purchase a home in highly sought-after Bridgwater at an extremely affordable price!

2456 Burrows Avenue , Winnipeg R2R 2N1 Price: **$449,900**

MLS® #:	**202614059**	Area:	**4K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1988/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**104.61 M2/1,126 SF**		

Showing Start now. Offer as received, Open House Sat/Sun, June 27 & 28, 2:00–4:00 PM. Welcome to 2456 Burrows Avenue. This well-maintained 1,126 sq. ft. bi-level home is located in the desirable Garden Grove area and offers 4 bedrooms and 2.5 bathrooms, including a convenient 2-piece ensuite off the primary bedroom. The main floor features 3 spacious bedrooms, a beautiful new kitchen, and fresh paint throughout, making this home move-in ready. Large windows fill the home with an abundance of natural light, creating a bright and spacious living room that's perfect for relaxing or entertaining. The fully finished basement features a separate side entrance, providing excellent potential for extended family living. Enjoy the fully landscaped and fenced backyard, complete with a double detached garage and an additional parking space for extra vehicles. Conveniently located close to all levels of schools, parks, shopping, public transportation, and amenities, with easy access to CentrePort, the Perimeter Highway, and other major routes. This is one you do not want to miss book your showing today before it's gone. All measurements are +/- jogs.

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31 Hemlock Place , Winnipeg R2H 1L8 Price: **$449,900**

MLS® #:	**202613598**	Area:	**2B**
Status:	**A**	DOM:	
Yr Blt/Age:	**1949/Older**	New Const:	**No**
Beds:	**2**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**143.72 M2/1,547 SF**		

First time on Market since 1978. Much desired Norwood Flats just steps off Lyndale drive. Beautiful park setting with great curb appeal. 4 season sunroom w/vaulted ceiling (2006). Modern maple kitchen (2006) main floor 3 pce bath with steam shower. 2 large upper level Bedrooms. Master has large walk-in closet. Upstairs bathroom w/one piece tub/shower. Bathroom is set up for future washer/dryer. Freshly painted interior (2026) Basement is partly finished. Updated windows,high Eff furnace, c/air,c/vac , updated plumbing (all 2006) 200 amp electrical service and updated wiring (2006). Sump pump/ball trap. 35 year shingles (2006) Front deck and single car Garage (2006). appliances included. Fantastic location and fantastic price. Close to all conveniences, down town, shopping, and all schools. call your realtor today.

3516 Ferrier Street , Winnipeg R2V 5K4 Price: **$449,900**

MLS® #:	**202613870**	Area:	**4E**
Status:	**A**	DOM:	**2025/New -**
Yr Blt/Age:	**Never Lived In**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**128.39 M2/1,382 SF**		

***ONLY ONE AVAILABLE UNDER 450K!* Affordable, impressively upgraded and all of the comfort and space of a detached home with the low maintenance lifestyle of a townhouse. Ready for a quick possession! This nearly 1,400 sq ft home has so many upgrades included you'd think you stepped into a show home! State of the art soundproofing, NO CONDO FEES, a separate basement entrance, a private backyard and parking for up to 2 vehicles! The spacious great room features high ceilings, large windows, LED lighting, a custom entertainment wall with a fireplace, tile & maple accents & luxury vinyl plank flooring throughout the main floor. The spacious kitchen & dining enhanced with quartz countertops, tiled backsplash, a functional island with bar top seating for entertaining & a large pantry for all of your storage needs. 3 spacious bedrooms upstairs plus an upgraded ensuite with quartz & step-in shower! The basement features a separate entrance, 2nd laundry, RI for a future sink, raised ceilings and room for a future rec area & 1-2 bedrooms. *FIRST TIME HOME BUYERS* Over $20,000 in GST rebates available! Get into this stunning home for under $429K after rebate! Buyers to do due diligence if they meet requirement.**

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118 Brentlawn Boulevard , Winnipeg R3T 4Z1 Price: **$449,900**

MLS® #:	**202613048**	Area:	**1S**
Status:	**A**	DOM:	
Yr Blt/Age:	**1980/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F3/H0**
Type:	**Single Family Detached**		
Liv Ar:	**158.31 M2/1,704 SF**		

SS NOW - Offers as received. Welcome to 118 Brentlawn Blvd in sought-after Richmond West! This well-cared-for 4-level split offers 3 levels plus a fully finished basement - room for the whole family. The main level shines with hardwood floors, a vaulted living room framed by oversized picture windows, and a spacious eat-in kitchen. Upstairs are the primary bedroom with private ensuite, two more bedrooms, and a full main bath. The lower level is warm and inviting with a large family room, cozy stone wood-burning fireplace, a fourth bedroom, and another full bath - perfect for guests, teens, or a home office. Stay comfortable year-round with central A/C and forced-air natural gas heat. Outside, the private fenced yard offers a patio, mature trees, and low-maintenance landscaping, plus a single detached garage and extra parking. Steps to parks, top Pembina Trails schools, shopping, transit and U of M. Solid pride of ownership throughout - just move in and enjoy. Book your private showing today! **All Furniture Included in Sale**

47 Marchant Crescent , Winnipeg R2K 3P1

Price: **$449,900**

MLS® #:	**202611972**	Area:	**3E**
Status:	**A**	DOM:	
Yr Blt/Age:	**1974**/	New Const:	**No**
Beds:	**3**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**102.19 M2/1,100 SF**		

HUGE $50,000 PRICE REDUCTION! Tired of cookie-cutter houses, looking for something unique? This is the one! VENDOR STATES OVER $150k IN HIGH QUALITY RENOS! Located on a quiet cres in Valley Gardens, this stunning renovated home offers front drive, maintenance free Hardie board & stucco exterior. Be surprised by the bright open-concept living room, dining areas, highlighted by a stunning custom 2 tone kitchen featuring skylight, huge angled island, eating area, granite countertops, tile backsplash, stainless steel appls., vinyl plank floors, custom lighting, tons of cabinetry, & built-in storage. The primary & second bedrooms feature walk-in closets. Unique lower level offers entertainment area with rare find 10' ceilings, built-in cherry wood cabinets, gas fireplace, dry bar, 3rd bedroom, 2nd bath, cork tile flooring. Additional features: steel I-beam, some Paramount Low-E triple-pane windows, etched doors, central air, & lots of storage space throughout. Spacious oversized 16'x 22' garage w/opener, on a 52'x100' yard in a prime location close to schools, shopping, restaurants, public transportation, & more. Includes 7 appliances & 3 tvs!. Hurry, you'll love calling this gem home!

700 Montrose Street , Winnipeg R3M 3N2

Price: **$449,900**

MLS® #:	**202613141**	Area:	**1D**
Status:	**A**	DOM:	
Yr Blt/Age:	**1953/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Single Family Detached**		
Liv Ar:	**104.05 M2/1,120 SF**		

Offers as Received. Welcome to 700 Montrose — a rare opportunity where timeless River Heights character meets modern flexibility. Located in one of Winnipeg's most established and desirable neighbourhoods, this distinctive property offers the perfect blend of home, lifestyle, and opportunity. Situated in a versatile location that may allow for select business or professional uses, this property offers an exciting live/work possibility for entrepreneurs, professionals, creatives, or anyone seeking the convenience of combining personal and professional space under one roof. Meticulously maintained this home features 5 total bedrooms, 2 full baths, original hardwood floors, newer PVC windows, an upgraded kitchen, charming finishes, new shingles (22), fully finished bsmt and an enormous oversized 2 car detached garage plus additional concrete parking pad for up to 3 more vehicles. Basement windows may or may not meet egress. See supplementals for full updates and feature list. Book your showing today.

64 Perseus Way , Winnipeg R2V 5G8 Price: **$449,900**

MLS® #:	**202612777**	Area:	**4E**
Status:	**A**	DOM:	
Yr Blt/Age:	**2026/Under Construction**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Single Family Attached**		
Liv Ar:	**132.48 M2/1,426 SF**		

Price reduced and now includes central A/C! Offering September possession, don’t miss this opportunity to own a brand-new home without the wait. This beautifully designed 1,426 sq. ft. two-storey features luxury vinyl plank flooring throughout the main floor. The bright, open-concept layout offers 9-foot ceilings and oversized windows, perfect for everyday living and entertaining. The kitchen is finished with espresso wood-grain cabinetry, a peninsula island with bar seating & tile backsplash. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a spacious primary suite with a walk-in closet and 4-piece ensuite, second-floor laundry, two additional bedrooms, and another full 4-piece bathroom. The basement has been thoughtfully designed to allow a separate entrance for a future secondary-suite development. This home also includes a double-car concrete parking pad, central air conditioning, and an engineered web joist floor system—all included in the purchase price. First-time home buyers may apply for a 5% GST rebate—savings of up to $22,745. Within walking distance to the new K-8 school, parks, playgrounds, and scenic walking trails. Call today to arrange your private viewing!

1090 LYONS Street , Headingley R4H 1J9 Price: **$449,900**

MLS® #:	**202612351**	Area:	**5W**
Status:	**A**	DOM:	
Yr Blt/Age:	**/Older**	New Const:	**No**
Beds:	**3**	Baths:	**F1/H0**
Type:	**Single Family Detached**		
Liv Ar:	**99.31 M2/1,069 SF**		

Offers presented as received. Welcome to this well-maintained 1,069 sqft bungalow situated on a generous 124' x 172' lot in Headingley. Offering 3 bedrooms & a functional layout, this home is ideal for first-time buyers, downsizers, or anyone seeking affordable country living just minutes from Winnipeg. Updates completed approximately 4 years ago include commercial-grade luxury vinyl plank flooring, triple-pane PVC windows, exterior doors, central A/C, & a high-efficiency furnace. Additional improvements include fresh paint, hot water tank, & architectural shingles. Built on a piled foundation with insulated concrete knee walls, this home offers comfort & efficiency throughout. Outside, enjoy a fully fenced yard with mature trees, landscaping improvements, crushed granite driveway, storage shed, & double detached garage. Municipal water & sewer services add convenience, while the no-basement design provides simple, low-maintenance living. Enjoy a fantastic Headingley lifestyle with a splash pad, library, residents-only gym, two community centres, daycare options, outdoor rinks, Beaudry Provincial Park nearby, & the new Costco only minutes away. Move in & enjoy!

99 Leeds Avenue , Winnipeg R3T 3Y1 Price: **$449,900**

MLS® #:	**202610196**	Area:	**1K**
Status:	**A**	DOM:	
Yr Blt/Age:	**1973/Older**	New Const:	**No**
Beds:	**4**	Baths:	**F2/H1**
Type:	**Single Family Detached**		
Liv Ar:	**109.63 M2/1,180 SF**		

SS now, offers as received - Perfectly located in the heart of Fort Richmond, this 1,180 sq ft bungalow sits on a quiet street just minutes from the University of Manitoba, schools, parks, shopping, and public transportation. This home offers the perfect blend of comfort, space, and convenience. The main floor features hardwood floors, a bright and spacious living room filled with natural light, a dining area, and a functional eat-in kitchen. You'll also find three generous bedrooms, including a 4-piece bath and 2-piece bath. The fully finished basement adds incredible extra living space with a large rec room, wet bar, full bathroom, and two additional rooms (window may not meet egress). With a separate side entrance providing direct basement access, convenient for rental as well. Outside, enjoy a fully fenced, spacious lot with plenty of room for kids, pets, or entertaining, plus a single attached garage. Recent upgrades include: Hot water tank (2023), A/C replaced (2018) serviced (2025), Basement windows & living room corner window (2022), Updated A/C fuse box & replaced wiring (2025). A fantastic opportunity in one of Winnipeg's most sought-after neighbourhoods — Book your showing today!

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795 Nassau Street , Winnipeg R3L 2M6 Price: **$449,900**

MLS® #:	**202609843**	Area:	**1Aw**
Status:	**A**	DOM:	
Yr Blt/Age:	**1914/Older**	New Const:	**No**
Beds:	**5**	Baths:	**F2/H0**
Type:	**Duplex**		
Liv Ar:	**179.86 M2/1,936 SF**		

Offers presented as received. Fantastic revenue property in an equally fantastic location! Close to many amenities including public transportation, restaurants, shopping, curling club & more. A covered front porch welcomes you in! The main floor features a dining room, living room, kitchen, 2 bedrooms & 4pc bath. The upper level features a nicely renovated IKEA Kitchen with glass backsplash, new dishwasher & hood fan. There is a spacious living room & separate dining room, three bedrooms and a 4pc bath with new vanity, toilet and tub tile surround in 2019. There is a full basement that has separate laundry for each suite, plenty of storage space and a finished room (a possible bedroom). Both suites have their own front and back entrances. Outside there are new steps leading to the back entrances. The back yard is fenced & features a patio with a pergola covered in grape vines, a yummy end of summer treat! There is also a handy storage shed. Beyond the fence is parking for 2 large or 3 small vehicles. This home includes 2 fridges, 2 stoves, 2 washer & dryers & one dishwasher.

797 McPhillips Street , Winnipeg R2X 2J4 Price: **$449,900**

MLS® #:	**202607344**	Area:	**4B**
Status:	**A**	DOM:	
Yr Blt/Age:	/**Older**	New Const:	**No**
Beds:	**2**	Baths:	**F1/H1**
Type:	**Single Family Detached**		
Liv Ar:	**154.50 M2/1,663 SF**		

Fantastic Opportunity with C1 Zoning! Long-time owner! Great sized property with over sized lot featuring both residential and attached salon (Property assessment indicates Residential multiple use). The home and salon have separate entrances for convenience and flexibility or redevelopment opportunity! The House has 2 bedrooms, full basement, and well-maintained, 2 newer HE furnaces, 2 AC units. The Salon currently operating with established setup, offering the chance to continue a similar business or reimagine the space. (Buyers do own due diligence for potential uses and zoning). There is parking at the rear with potential to expand for additional spots. This property is ideal for an owner-occupier looking to live on-site, or for those wanting to run a future business and collect rental income from the home. High Traffic Location. Quick possession! Salon part is approx 575 sqft and there is no basement under this part. 2 electric meters and 2 furnaces but 1 meter for each gas and water. Don't miss out—call today to arrange a viewing! Please note Square footage includes the Salon space.

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619 Ken Oblik Drive , Winnipeg R3Y 2H5 Price: **$449,900**

MLS® #:	**202604563**	Area:	**1R**
Status:	**A**	DOM:	
Yr Blt/Age:	**2027/To Be Built**	New Const:	**Yes**
Beds:	**3**	Baths:	**F2/H1**
Type:	**Townhouse**		
Liv Ar:	**123.93 M2/1,334 SF**		

Brand new product for Hilton Homes in Prairie Pointe. Welcome to this stylish new construction townhouse offering modern design and functional living space. The bright open-concept main floor features 9' ceilings, a spacious living room, dining area, and a contemporary kitchen with large island and pantry—perfect for everyday living and entertaining. A convenient main floor powder room completes the main floor. Upstairs offers 3 bedrooms including a primary suite with walk-in closet and private ensuite, plus a full bathroom. The unfinished basement includes laundry hook ups, HRV, high efficiency furnace, and rough-in plumbing for a future bathroom, offering great potential for additional living space. A fantastic opportunity for first-time buyers, families, or investors!

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