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204-981-1200



### CrossProperty Client Full w/Photo

**427 Greenwood Place , Winnipeg R3G 2P2**  
MLS®: **202614720** Status: **Active**  
Area: **5B** Nghbrhd: **Wolseley**

List Date: **06/25/2026** List Price: **\$539,900**  
DOM: **1**

#### Property Type



Type: **RD** Liv Area: **191.10 M2/2,057 SF**  
Use: **Year-round** Fin Bsmnt: **.00 M2/ SF**  
Style: **2+1/2** Lot Front: **9.75 M/32 F**  
Yr Built/Age: **1910/Older** Lot Dpth: **36.58 M/120 F**  
New Const: **No** Lot Area:

Gross Tax: **\$4,619.46** Tax Yr: **2025**  
Ed Tax: **\$2,330.56** Imprv: **\$230.74**  
Spc Lvy: Payout:

Linc #: **012R081044000**  
Schl Div: **Winnipeg (WPG 1)**  
Legal:  
Add Lgl:

RMA: **9** BDA: **4** TBD: **4** Baths: **F3/H0**

#### Remarks & Directions

Remarks: **OH Sun June 28, 1-3. Offers July 2. Exceptional value in this gorgeous character home with all the important updates. Timeless character & charm await with lovingly maintained hardwood floors, stained wood staircase, while also providing modern updates: electrical, plumbing, heating and windows. Enjoy 4 spacious bedrooms, 3 full bathrooms, office, 4 season sunroom, full height insulated basement. Enjoy the outdoors from the veranda, rear deck or patio. The deep yard is fenced with garden & plantings, w/ parking and detached garage. The foyer welcomes you with gas fireplace, living room with stained glass and stained wood doors, formal dining room overlooking the deck and garden, modern kitchen, and 4 season sunroom. The 2nd floor (rebuilt in 2007) offers 3 bedrooms, office and full bath. The third floor providing a huge primary suite with huge windows, sauna, 3pc bathroom with spacious shower & skylight. Major upgrades include all updated wiring and electrical panel, copper water service, ABS plumbing, HE forced air furnace, PVC windows & shingles. A fantastic opportunity for updated character home with all the modern conveniences, in a wonderful family neighbourhood. see video**

Dir/GPS:

#### General Information

Basement: **Full** B Dev: **Insulated**  
FP Type/Fuel: **Direct vent/Gas** # FP: **1** Zoning: **R2**  
Lot Dim: Shape: **Normal** Acres: Hectares:  
Frnt Exp: **W** Survey: Fndtion: **Stone**  
Exterior: **Stucco, Wood Siding** Cnstrct: **Wood Frame**  
Roof: **Shingle** Water: **Municipal/Community**  
Flooring: **Vinyl, Wood** Sewer: **Municipal/Community**  
Heating: **Forced Air** H Fuel: **Natural gas**  
Gas: Hydro:  
Parking: **Single Detached, Rear Drive Access; Enclsd: 1; Ttl: 2**  
Remodel:  
Site Influ: **Back Lane, Fenced, Landscaped deck, Landscaped patio, Paved Street, Playground Nearby, Shopping Nearby, Vegetable Garden**  
Features: **Deck, High-Efficiency Furnace, Hood Fan, No Pet Home, No Smoking Home, Smoke Detectors, Sump Pump**  
Gds Incl: **Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer**  
Gds Excl:  
Rnt Eqp: **None;**

#### Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	13X11.8	Dining Room	M	13.5X11.8	Kitchen	M	11.2X11.1
Sunroom	M	14.9X9.7	Bedroom	U	12.9X11.4	Bedroom	U	13.4X11.8
Bedroom	U	11.1X8.8	Office	U	9.7X9.3	Bedroom	3	27.1X15.1
Recreation Room	B	17.6X9.6	Hobby Room	B	10.7X7.5	Three Piece Bath	B	
3 Piece En Bath	3		Three Piece Bath	U				

# Baths: 1PC 2PC 3PC 4PC5PC 6PC # Ensuite: 1PC 2PC 3PC 4P5PC 6I  
# Baths: **0** **0** **2** **0** **0** # Ensuite: **0** **0** **1** **0** **0** **0**

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