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204-981-1200



CrossProperty Client Full w/Photo

948 Nesbitt Bay , Winnipeg R3T 1W7

MLS®: **202619247**
Area: **1J**

Status: **Active**
Nghbrhd: **East Fort Garry**

List Date: **08/06/2026** List Price: **\$549,900**
DOM: **0**

Property Type



Type: **RD** Liv Area: **119.94 M2/1,291 SF**
Use: **Year-round** Fin Bsmnt: **119.94 M2/1,291 SF**
Style: **BNG** Lot Front: **15.24 M/50 F**
Yr Built/Age: **2004/Older** Lot Dpth: **33.22 M/109 F**
New Const: **No** Lot Area: **505.67 M2/5,443 SF**

Gross Tax: **\$6,397.23** Tax Yr: **2026**
Ed Tax: **\$2,842.46** Imprv: **\$347.50**
Spc Lvy: Payout:

Linc #: **003R080224000**
Schl Div: **Pembina Trails (WPG 7)**
Legal: **Lot:3 Plan:5467**
Add Lgl:

RMA: **6** BDA: **2** TBD: **5** Baths: **F2/H0**

Remarks & Directions

Remarks: **Open House Sun Aug 9, 2-4, Offers Aug 13 This home was custom-built in 2004 with quality construction: steel beam, steel webbed floor joists with plywood subfloor, tri-pane windows, sunroom, finished garage, and lots of parking. This home has an open concept floor plan with tall open ceiling in the kitchen/dining/living room. The main floor has 2 bedrooms, 4-piece bathroom and laundry/mudroom. The basement has 3 additional bedrooms, a rec room with kitchen, 4-piece bathroom, and utility room. There is a gas fireplace in the living room. The dining room has large glass doors giving access to the sunroom and covered deck which is perfect for BBQing and dining. There is central vacuum with outlets in the garage for your car. The garage is insulated, has hot and cold water, floor drains and lots of storage with doors. Upgrades: furnace (2021), shingles (2020), HWT (2018). This is a no pet, no smoking home that has been kept clean. The front steps are easy to use and low enough to use an assessable ramp. This is an excellent home for families. It is located on a quiet street close to Ecole Crane Elementary School, Crescent Drive Park and Golf Course, and Thermea Spa.**

Dir/GPS:

General Information

Basement: **Full** B Dev: **Fully Finished**
FP Type/Fuel: **Direct vent/Gas** # FP: Zoning: **R1**
Lot Dim: **50 x 109** Shape: **Normal** Acres: Hectares:
Frnt Exp: **N** Survey: **N/** Fndtion: **Concrete**
Exterior: **Stucco** Cnstrct: **Wood Frame**
Roof: **Shingle** Water: **Municipal/Community**
Flooring: **Wall-to-wall carpet, Laminate, Vinyl** Sewer: **Municipal/Community**
Heating: **Forced Air** H Fuel: **Natural gas**
Gas: Hydro:
Parking: **Double Attached; Enclsd: 2; Ttl: 7; Dim: 22" x 24"**
Remodel: **Furnace, Roof Coverings**
Site Influ: **Back Lane, Fenced, Golf Nearby, Landscaped deck, Paved Street, Playground Nearby, Public Transportation, Shopping Nearby**
Features: **Air Conditioning-Central, Deck, Heat recovery ventilator, High-Efficiency Furnace, Hood Fan, Laundry - Main Floor, Main floor full bathroom, No Pet Home, No Smoking Home, Sump Pump, Sunroom**
Gds Incl: **Alarm system, Blinds, Dishwasher, Dryer, Freezer, Fridges - Two, Garage door opener, Garage door opener remote(s), Microwaves - Two, Storage Shed, Stoves - Two, Vacuum built-in, Washer**
Gds Excl:
Rnt Eqp: **None;**

Approximate Room Dimensions

Room	L	Dimen	Room	L	Dimen	Room	L	Dimen
Living Room	M	19.7X15.9	Dining Room	M	14.3X8.3	Kitchen	M	12.9X10.4
Primary Bedroom	M	13.1X12.5	Bedroom	M	11.9X10.6	Four Piece Bath	M	
Laundry Room	M	9.9X5.9	Recreation Room	L	23.8X18.3	Kitchen	L	11.4X6.7
Bedroom	L	14X8.7	Bedroom	L	11.9X8.9	Bedroom	L	10X8.9
Utility Room	L	5.8X7	Four Piece Bath	L				

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

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