


851 Ebby Avenue, Grant Park, River Heights, Winnipeg, Manitoba, Canada, R3M 2H3



Property Summary


 **3** floors

 **2** bedrooms

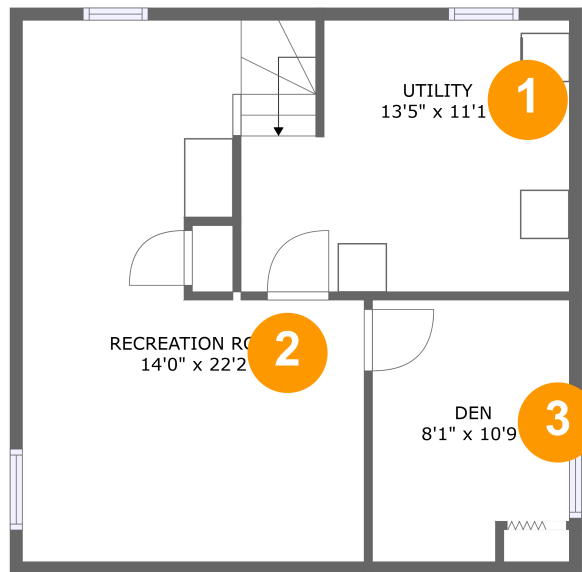
 **1** bathrooms

 **1,680** total sqft

 **0** garages

 **1,248** Gross Living Area sqft

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Room Dimensions

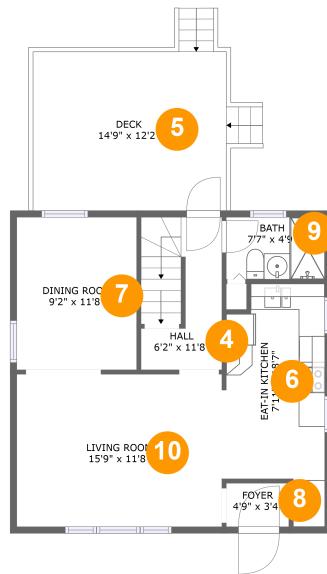
Floor 1

Total sqft: 542

Living area: 398

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Utility	13'5" x 11'1"	133 sq. ft	No
2	Recreation Room	14'0" x 22'2"	258 sq. ft	Yes
3	Den	8'1" x 10'9"	81 sq. ft	Yes

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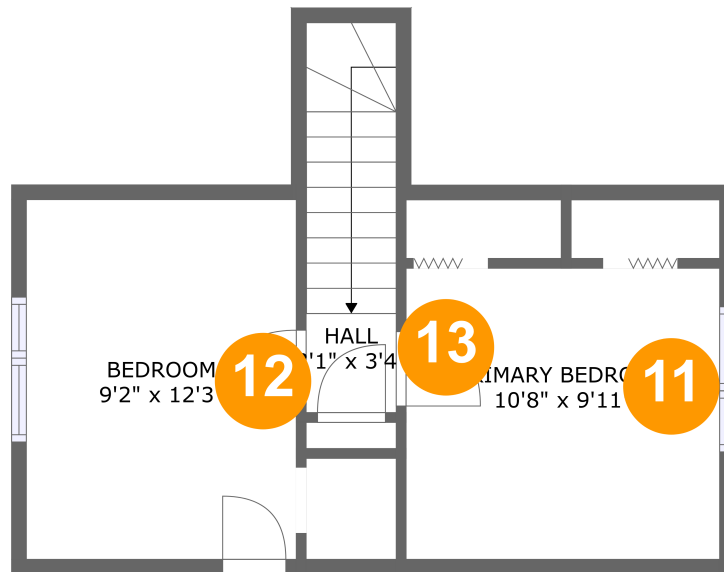
Room Dimensions

Floor 2

Total sqft: 787

Living area: 607

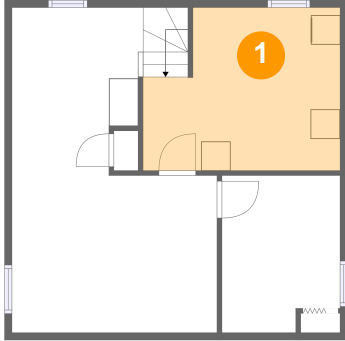
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
4	Hall	6'2" x 11'8"	70 sq. ft	Yes
5	Deck	14'9" x 12'2"	180 sq. ft	No
6	Eat-in Kitchen	7'11" x 18'7"	119 sq. ft	Yes
7	Dining Room	9'2" x 11'8"	107 sq. ft	Yes
8	Foyer	4'9" x 3'4"	16 sq. ft	Yes
9	Bath	7'7" x 4'9"	36 sq. ft	Yes
10	Living Room	15'9" x 11'8"	183 sq. ft	Yes

**851 Ebby Avenue, Grant Park, River Heights,
Winnipeg, Manitoba, Canada, R3M 2H3****Room Dimensions****Floor 3****Total sqft: 351****Living area: 243**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
11	Primary Bedroom	10'8" x 9'11"	83 sq. ft	Yes
12	Bedroom	9'2" x 12'3"	74 sq. ft	Yes
13	Hall	3'1" x 3'4"	41 sq. ft	Yes

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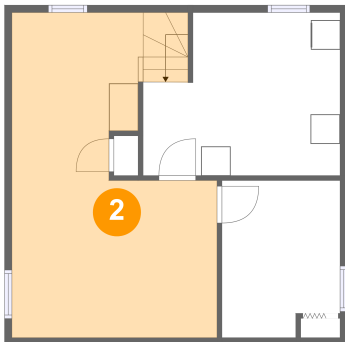
1 Floor 1 - Utility



Dimensions: 13'5" x 11'1"
Area: 133 sq. ft
Counted as Living Area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

2 Floor 1 - Recreation Room

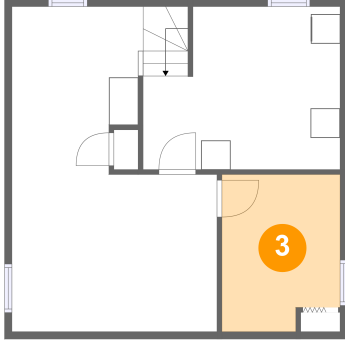


Dimensions: 14'0" x 22'2"
Area: 258 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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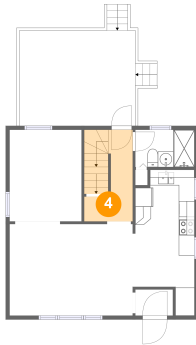
3 Floor 1 - Den



Dimensions: 8'1" x 10'9"
Area: 81 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

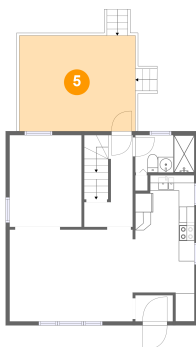
4 Floor 2 - Hall



Dimensions: 6'2" x 11'8"
Area: 70 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

5 Floor 2 - Deck

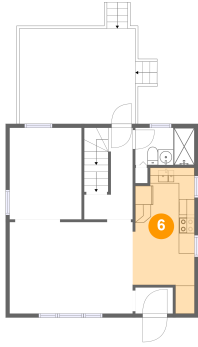


Dimensions: 14'9" x 12'2"
Area: 180 sq. ft
Counted as Living Area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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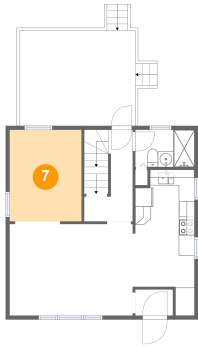
6 Floor 2 - Eat-in Kitchen



Dimensions: 7'11" x 18'7"
Area: 119 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

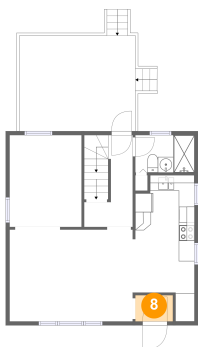
7 Floor 2 - Dining Room



Dimensions: 9'2" x 11'8"
Area: 107 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

8 Floor 2 - Foyer

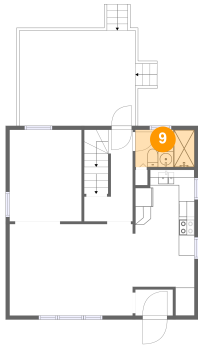


Dimensions: 4'9" x 3'4"
Area: 16 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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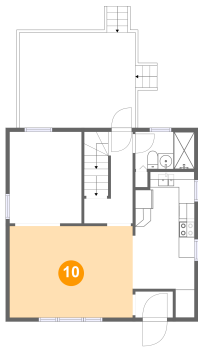
9 Floor 2 - Bath



Dimensions: 7'7" x 4'9"
Area: 36 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: Yes
Addition: No
Conversion: No

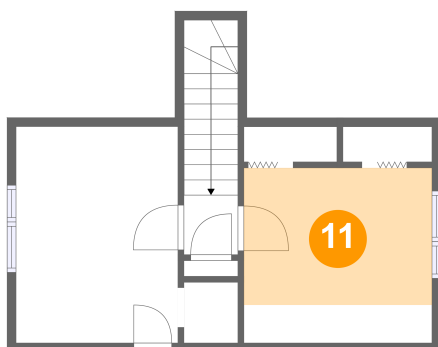
10 Floor 2 - Living Room



Dimensions: 15'9" x 11'8"
Area: 183 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

11 Floor 3 - Primary Bedroom

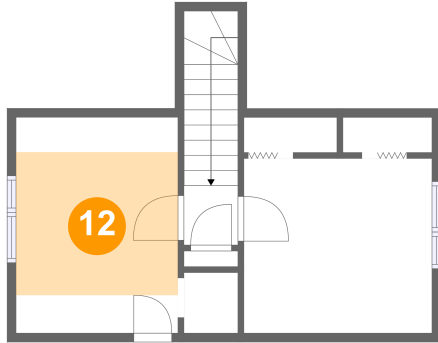


Dimensions: 10'8" x 9'11"
Area: 83 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

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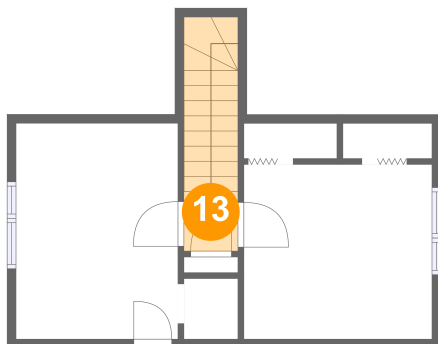
12 Floor 3 - Bedroom



Dimensions: 9'2" x 12'3"
Area: 74 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No

13 Floor 3 - Hall



Dimensions: 3'1" x 3'4"
Area: 41 sq. ft
Counted as Living Area:
Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous:
Yes
Permitted: Yes
Wet Space: No
Addition: No
Conversion: No