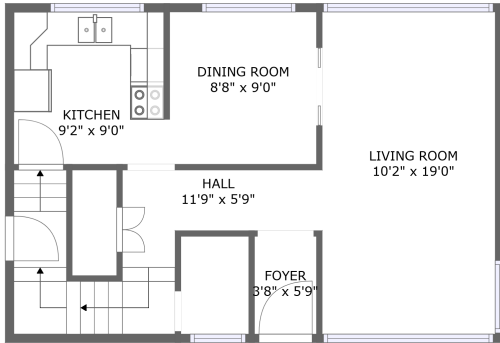
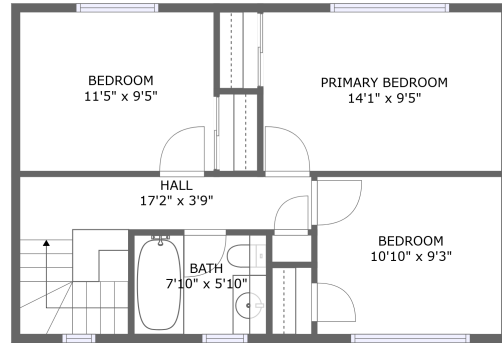


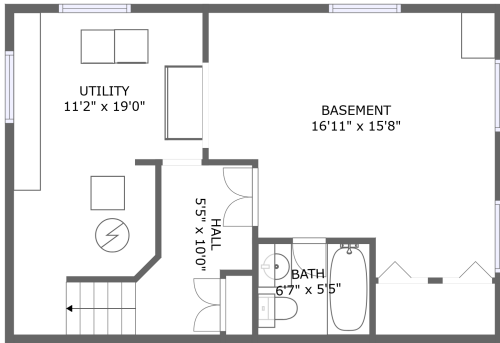
538 Victoria Avenue West, Victoria West, Transcona, Winnipeg, Manitoba, Canada, R2C



FLOOR 2



FLOOR 3




FLOOR 1

Property Summary


 **0** garages

 **3** bedrooms

 **2** bathrooms

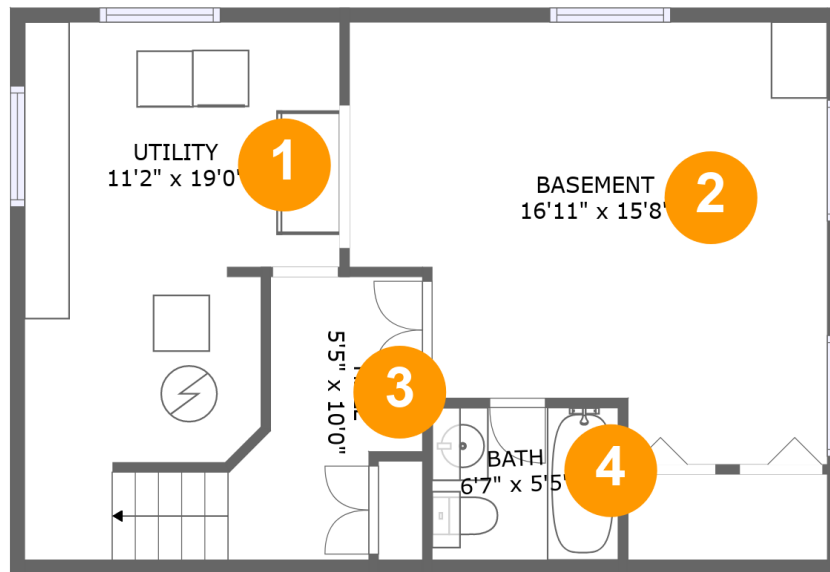
 **0** half baths

 **3** floors

 **1,174** Gross Living Area sqft

 **1,762** total sqft

538 Victoria Avenue West, Victoria West, Transcona, Winnipeg, Manitoba, Canada, R2C



Room Dimensions

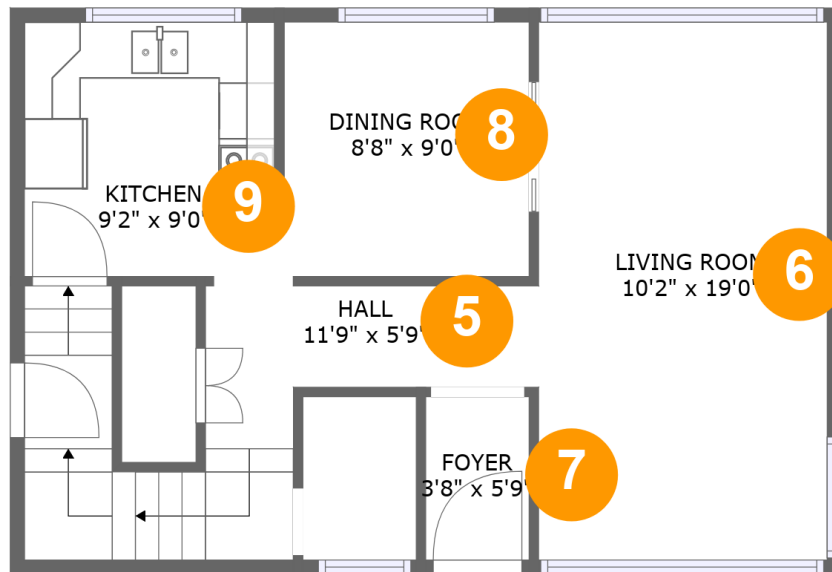
Floor 1

Total sqft: 588

Living area: 0

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Utility	11'2" x 19'0"	164 sq. ft	No
2	Basement	16'11" x 15'8"	227 sq. ft	No
3	Hall	5'5" x 10'0"	65 sq. ft	No
4	Bath	6'7" x 5'5"	35 sq. ft	No

538 Victoria Avenue West, Victoria West, Transcona, Winnipeg, Manitoba, Canada, R2C



Room Dimensions

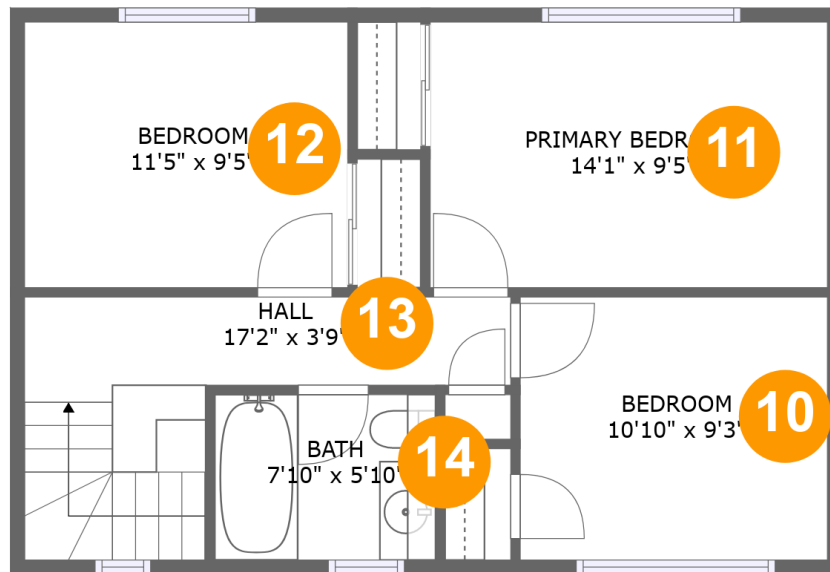
Floor 2

Total sqft: 587

Living area: 587

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
5	Hall	11'9" x 5'9"	101 sq. ft	Yes
6	Living Room	10'2" x 19'0"	194 sq. ft	Yes
7	Foyer	3'8" x 5'9"	21 sq. ft	Yes
8	Dining Room	8'8" x 9'0"	78 sq. ft	Yes
9	Kitchen	9'2" x 9'0"	80 sq. ft	Yes

538 Victoria Avenue West, Victoria West, Transcona, Winnipeg, Manitoba, Canada, R2C



Room Dimensions

Floor 3

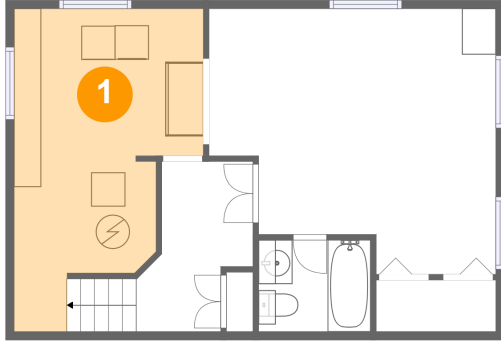
Total sqft: 587

Living area: 587

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
10	Bedroom	10'10" x 9'3"	101 sq. ft	Yes
11	Primary Bedroom	14'1" x 9'5"	132 sq. ft	Yes
12	Bedroom	11'5" x 9'5"	107 sq. ft	Yes
13	Hall	17'2" x 3'9"	93 sq. ft	Yes
14	Bath	7'10" x 5'10"	46 sq. ft	Yes

538 Victoria Avenue West, Victoria West, Transcona, Winnipeg, Manitoba, Canada, R2C

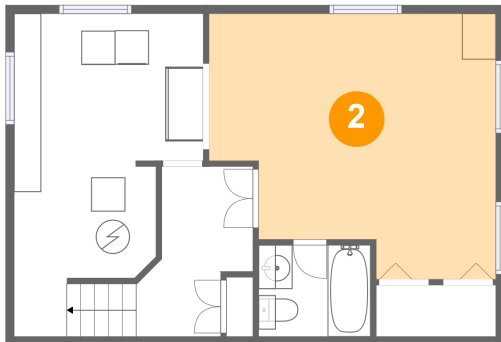
1 Floor 1 - Utility



Dimensions: 11'2" x 19'0"
Area: 164 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 - Basement



Dimensions: 16'11" x 15'8"
Area: 227 sq. ft
Counted as Living Area: No

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

**538 Victoria Avenue West, Victoria West,
Transcona, Winnipeg, Manitoba, Canada, R2C****3 Floor 1 - Hall**

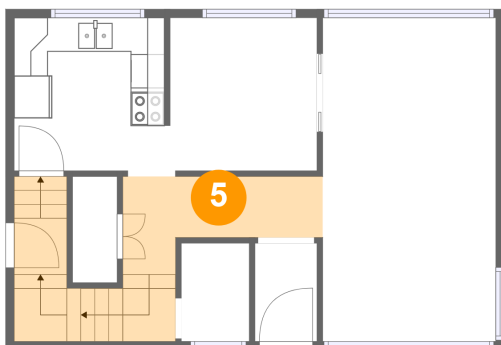
Dimensions: 5'5" x 10'0"
Area: 65 sq. ft
Counted as Living Area: No

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

4 Floor 1 - Bath

Dimensions: 6'7" x 5'5"
Area: 35 sq. ft
Counted as Living Area: No

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

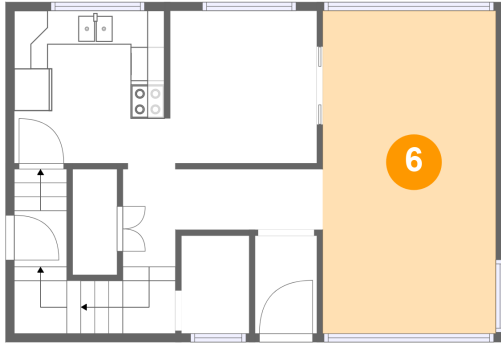
5 Floor 2 - Hall

Dimensions: 11'9" x 5'9"
Area: 101 sq. ft
Counted as Living Area:
Yes

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

**538 Victoria Avenue West, Victoria West,
Transcona, Winnipeg, Manitoba, Canada, R2C**

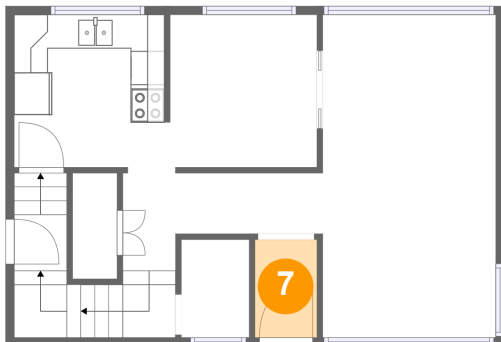
6 Floor 2 - Living Room



Dimensions: 10'2" x 19'0"
Area: 194 sq. ft
Counted as Living Area:
Yes

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

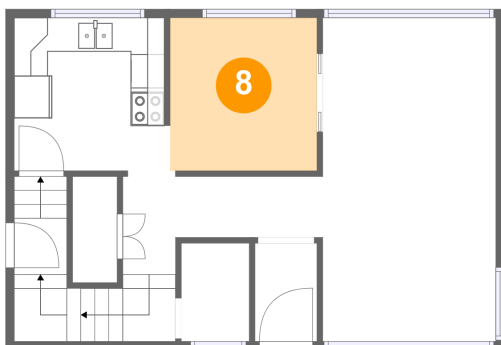
7 Floor 2 - Foyer



Dimensions: 3'8" x 5'9"
Area: 21 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 - Dining Room



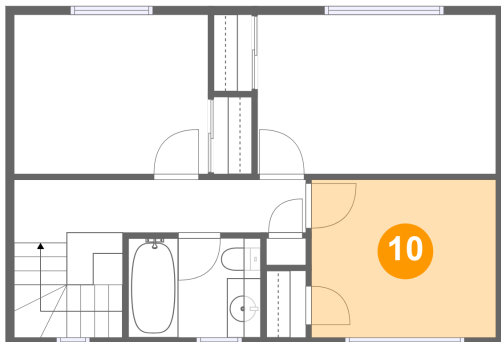
Dimensions: 8'8" x 9'0"
Area: 78 sq. ft
Counted as Living Area:
Yes

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

**538 Victoria Avenue West, Victoria West,
Transcona, Winnipeg, Manitoba, Canada, R2C****9 Floor 2 - Kitchen**

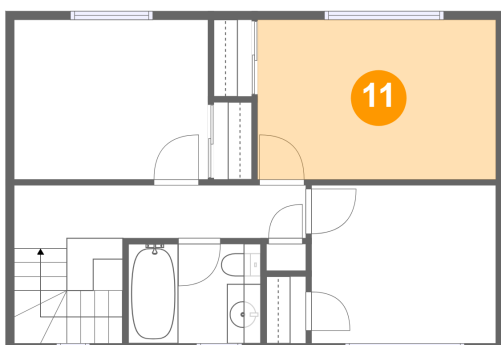
Dimensions: 9'2" x 9'0"
Area: 80 sq. ft
Counted as Living Area:
Yes

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

10 Floor 3 - Bedroom

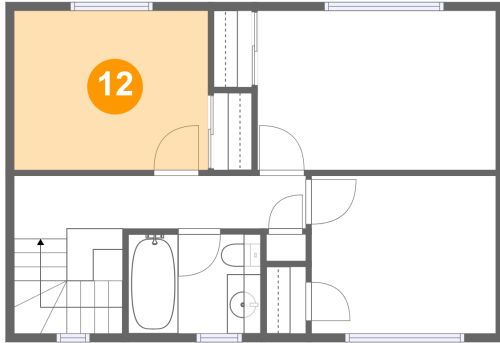
Dimensions: 10'10" x 9'3"
Area: 101 sq. ft
Counted as Living Area:
Yes

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

11 Floor 3 - Primary Bedroom

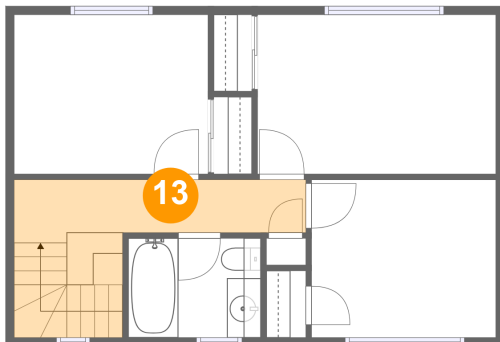
Dimensions: 14'1" x 9'5"
Area: 132 sq. ft
Counted as Living Area:
Yes

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

**538 Victoria Avenue West, Victoria West,
Transcona, Winnipeg, Manitoba, Canada, R2C****12 Floor 3 - Bedroom**

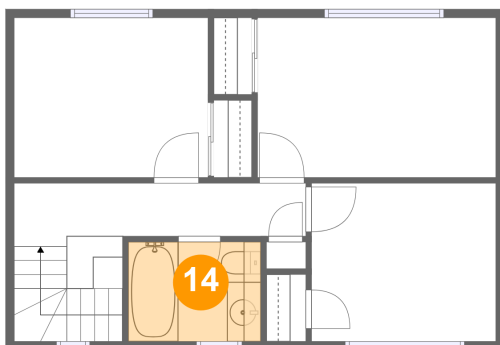
Dimensions: 11'5" x 9'5"
Area: 107 sq. ft
Counted as Living Area:
Yes

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

13 Floor 3 - Hall

Dimensions: 17'2" x 3'9"
Area: 93 sq. ft
Counted as Living Area:
Yes

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

14 Floor 3 - Bath

Dimensions: 7'10" x 5'10"
Area: 46 sq. ft
Counted as Living Area:
Yes

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