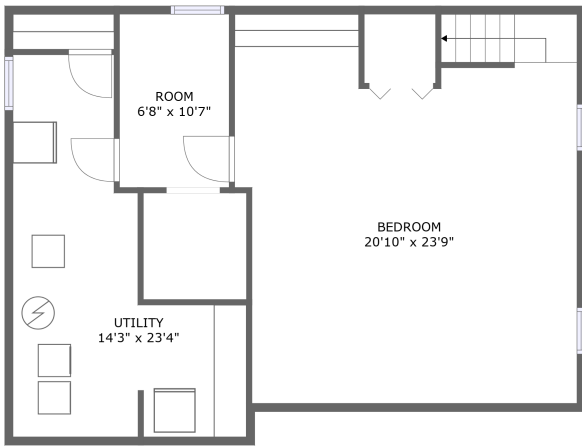
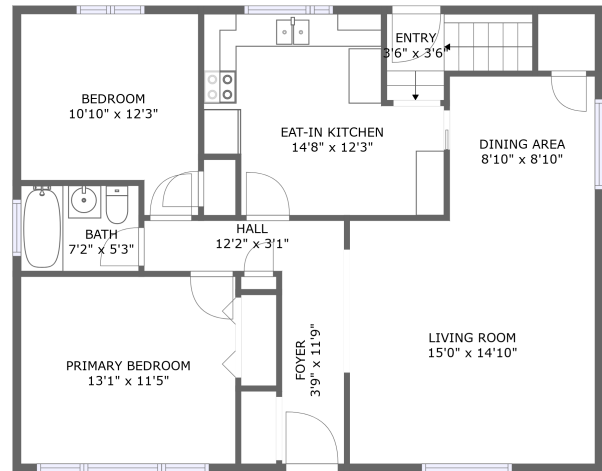


# 457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9



FLOOR 1



FLOOR 2

## Property Summary



2 floors



3 bedrooms



1 bathrooms



1,931 total sqft

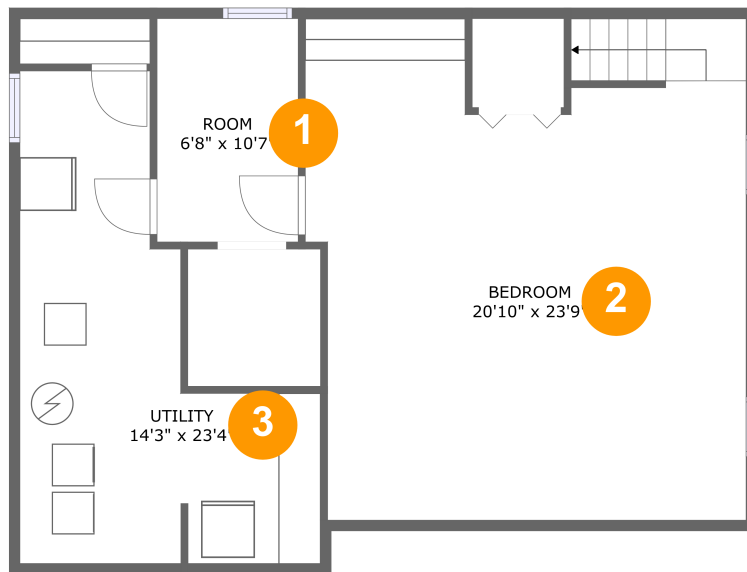


0 garages



1,024 Gross Living Area sqft

# 457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9

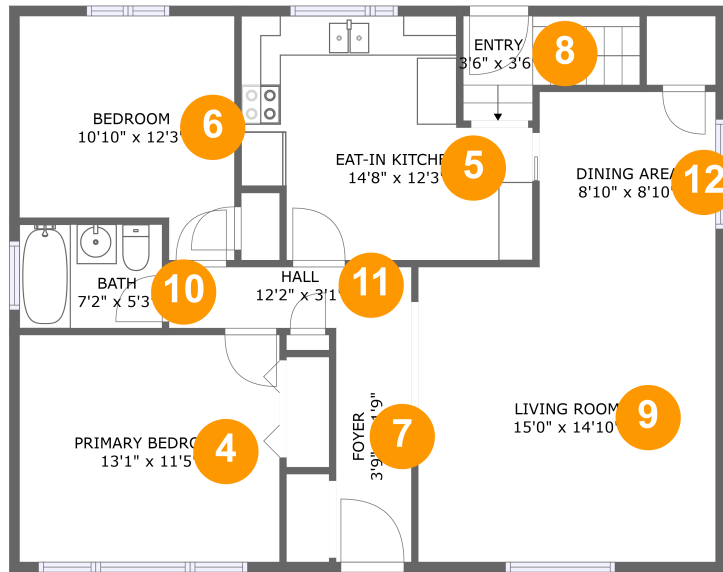


## Room Dimensions

**Floor 1****Total sqft: 907****Living area: 0**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Room	6'8" x 10'7"	71 sq. ft	No
2	Bedroom	20'10" x 23'9"	457 sq. ft	No
3	Utility	14'3" x 23'4"	218 sq. ft	No

**457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9**



**Room Dimensions**

**Floor 2**

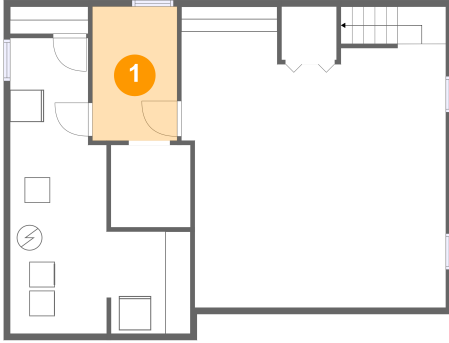
**Total sqft: 1024**

**Living area: 1024**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
4	Primary Bedroom	13'1" x 11'5"	149 sq. ft	Yes
5	Eat-in Kitchen	14'8" x 12'3"	150 sq. ft	Yes
6	Bedroom	10'10" x 12'3"	117 sq. ft	Yes
7	Foyer	3'9" x 11'9"	45 sq. ft	Yes
8	Entry	3'6" x 3'6"	37 sq. ft	Yes
9	Living Room	15'0" x 14'10"	222 sq. ft	Yes
10	Bath	7'2" x 5'3"	37 sq. ft	Yes
11	Hall	12'2" x 3'1"	38 sq. ft	Yes
12	Dining Area	8'10" x 8'10"	78 sq. ft	Yes

# 457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9

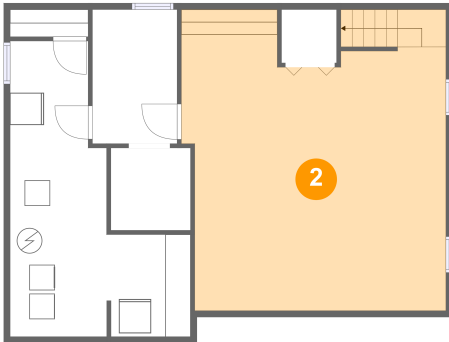
## 1 Floor 1 - Room



Dimensions: 6'8" x 10'7"  
Area: 71 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 - Bedroom

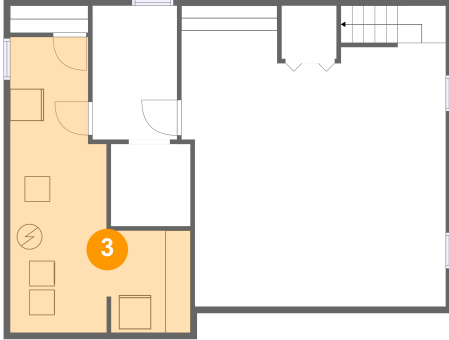


Dimensions: 20'10" x 23'9"  
Area: 457 sq. ft  
Counted as Living Area: No

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

# 457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9

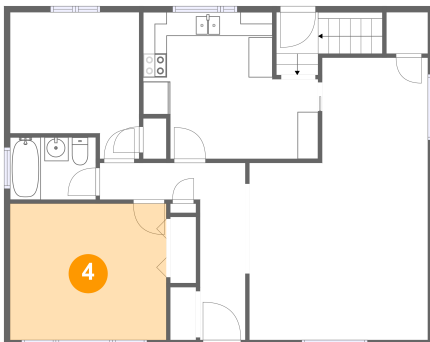
## 3 Floor 1 - Utility



Dimensions: 14'3" x 23'4"  
Area: 218 sq. ft  
Counted as Living Area: No

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

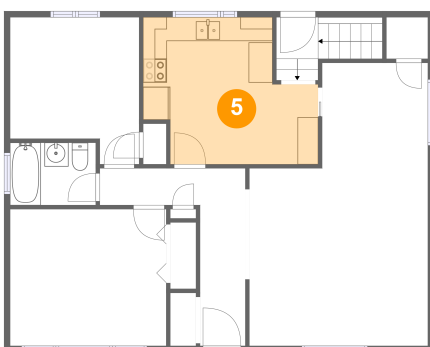
## 4 Floor 2 - Primary Bedroom



Dimensions: 13'1" x 11'5"  
Area: 149 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 - Eat-in Kitchen

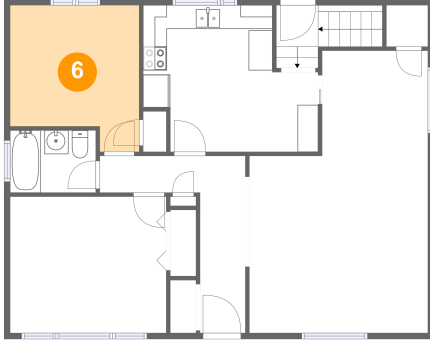


Dimensions: 14'8" x 12'3"  
Area: 150 sq. ft  
Counted as Living Area:  
Yes

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

# 457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9

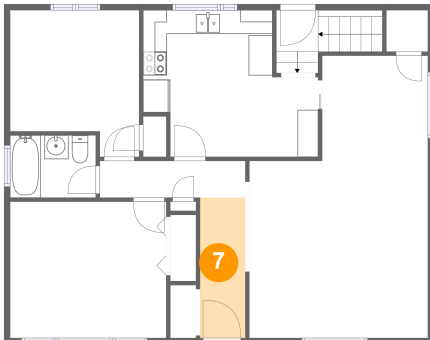
## 6 Floor 2 - Bedroom



Dimensions: 10'10" x 12'3"  
Area: 117 sq. ft  
Counted as Living Area:  
Yes

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

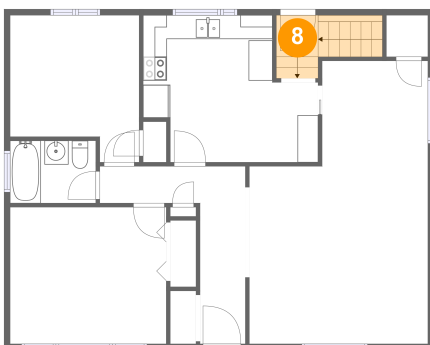
## 7 Floor 2 - Foyer



Dimensions: 3'9" x 11'9"  
Area: 45 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 - Entry

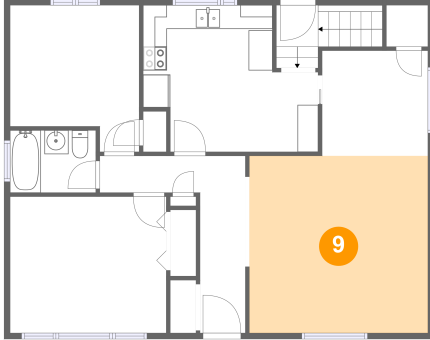


Dimensions: 3'6" x 3'6"  
Area: 37 sq. ft  
Counted as Living Area:  
Yes

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

# 457 Dunrobin Avenue, Rossmere, River East, Winnipeg, Manitoba, Canada, R2K 0T9

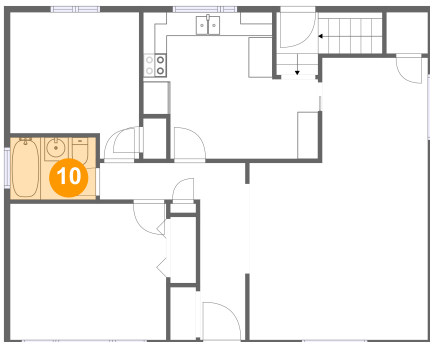
## 9 Floor 2 - Living Room



Dimensions: 15'0" x 14'10"  
Area: 222 sq. ft  
Counted as Living Area:  
Yes

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

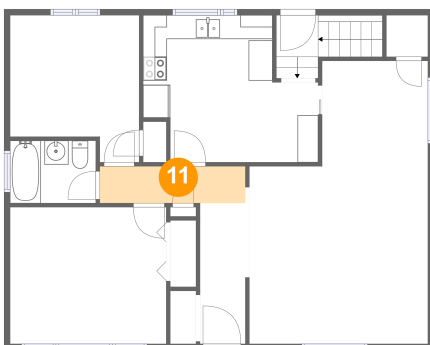
## 10 Floor 2 - Bath



Dimensions: 7'2" x 5'3"  
Area: 37 sq. ft  
Counted as Living Area:  
Yes

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

## 11 Floor 2 - Hall

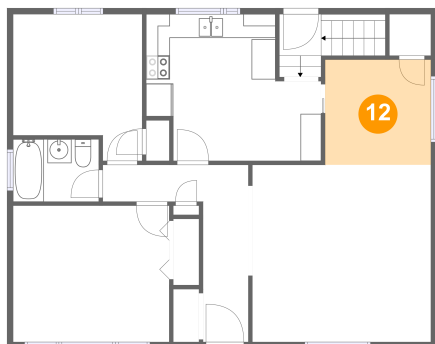


Dimensions: 12'2" x 3'1"  
Area: 38 sq. ft  
Counted as Living Area:  
Yes

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

**457 Dunrobin Avenue, Rossmere, River East,  
Winnipeg, Manitoba, Canada, R2K 0T9**

**12 Floor 2 - Dining Area**



**Dimensions:** 8'10" x 8'10"  
**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