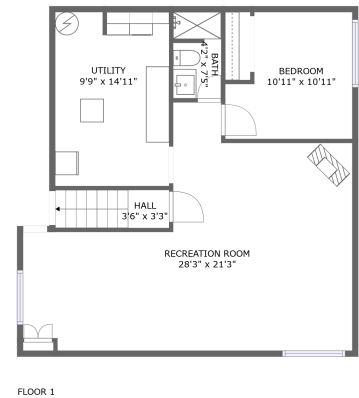
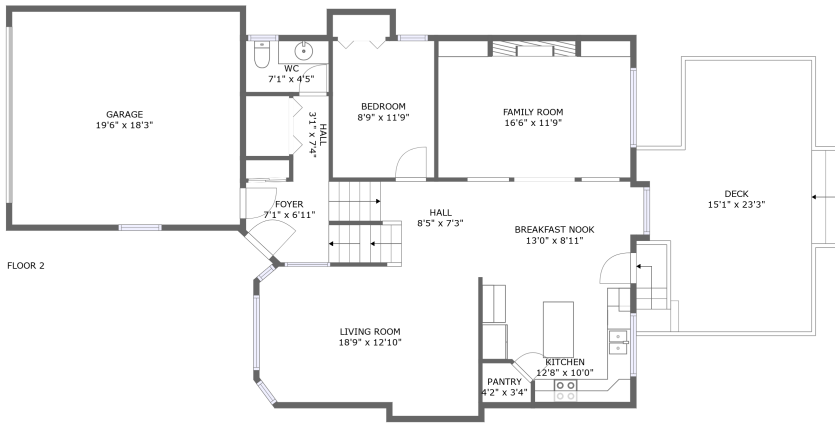
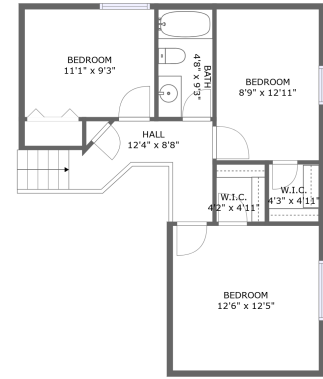
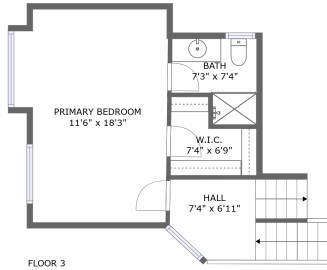


# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9




## Property Summary

 **1** garages

 **6** bedrooms

 **3** bathrooms

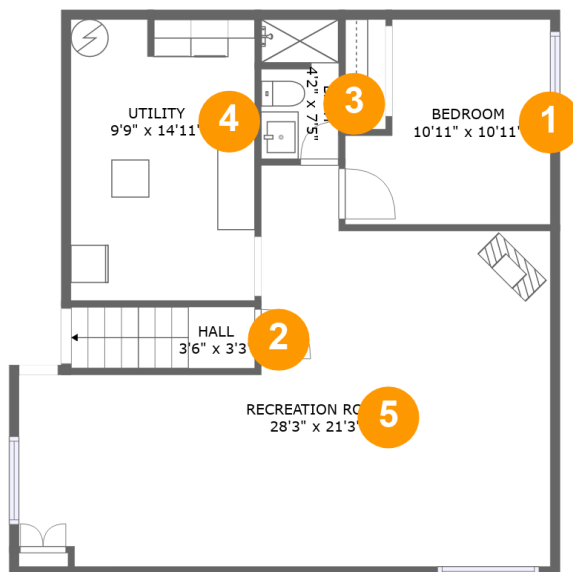
 **1** half baths

 **4** floors

 **2,302** Gross Living Area sqft

 **3,695** total sqft

**176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9**



**Room Dimensions**

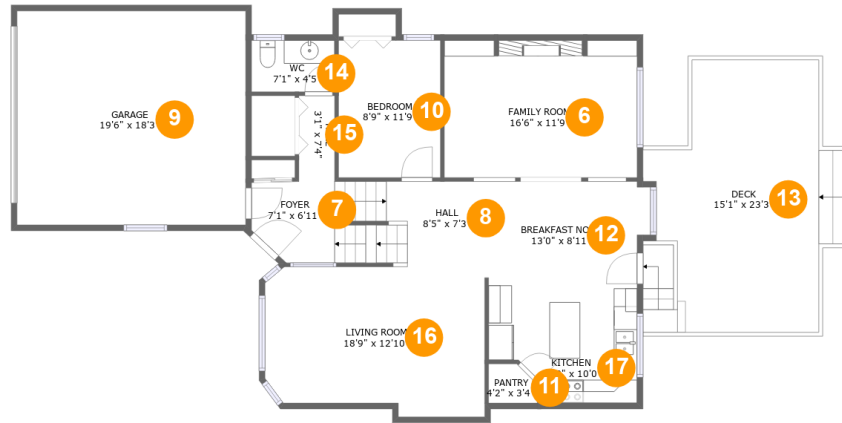
**Floor 1**

**Total sqft: 828**

**Living area: 169**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bedroom	10'11" x 10'11"	103 sq. ft	Yes
2	Hall	3'6" x 3'3"	32 sq. ft	Yes
3	Bath	4'2" x 7'5"	30 sq. ft	No
4	Utility	9'9" x 14'11"	145 sq. ft	No
5	Recreation Room	28'3" x 21'3"	416 sq. ft	No

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9



## Room Dimensions

Floor 2

Total sqft: 1810

Living area: 1088

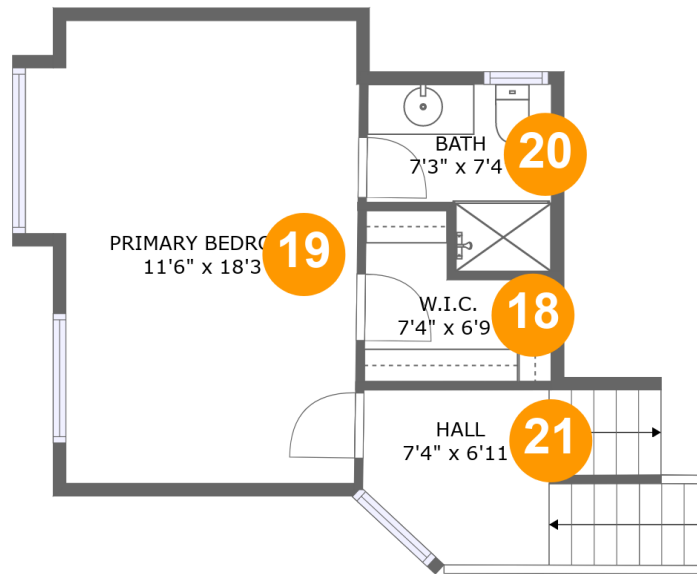
#	Room name	Dimensions	Area (sqft)	Counted as Living Area
6	Family Room	16'6" x 11'9"	197 sq. ft	Yes
7	Foyer	7'1" x 6'11"	45 sq. ft	Yes
8	Hall	8'5" x 7'3"	92 sq. ft	Yes
9	Garage	19'6" x 18'3"	357 sq. ft	No
10	Bedroom	8'9" x 11'9"	102 sq. ft	Yes
11	Pantry	4'2" x 3'4"	12 sq. ft	Yes
12	Breakfast Nook	13'0" x 8'11"	116 sq. ft	Yes
13	Deck	15'1" x 23'3"	334 sq. ft	No
14	Wc	7'1" x 4'5"	31 sq. ft	Yes
15	Hall	3'1" x 7'4"	22 sq. ft	Yes
16	Living Room	18'9" x 12'10"	225 sq. ft	Yes

Scan captured on Thu, 11 Jul 2024 22:27:42 GMT

Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

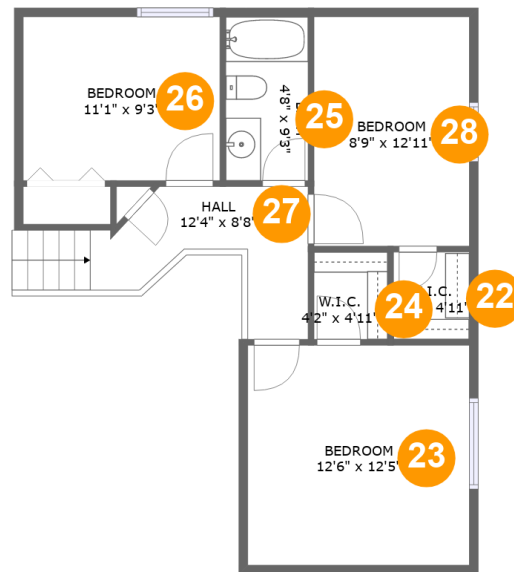
**176 Lakebourne Drive, Amber Trails, Seven Oaks,  
Winnipeg, Manitoba, Canada, R2P 1R9**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
17	Kitchen	12'8" x 10'0"	113 sq. ft	Yes

**176 Lakebourne Drive, Amber Trails, Seven Oaks,  
Winnipeg, Manitoba, Canada, R2P 1R9****Room Dimensions****Floor 3****Total sqft: 435****Living area: 423**

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
18	W.i.c.	7'4" x 6'9"	38 sq. ft	Yes
19	Primary Bedroom	11'6" x 18'3"	210 sq. ft	Yes
20	Bath	7'3" x 7'4"	44 sq. ft	Yes
21	Hall	7'4" x 6'11"	81 sq. ft	Yes

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9



## Room Dimensions

Floor 4

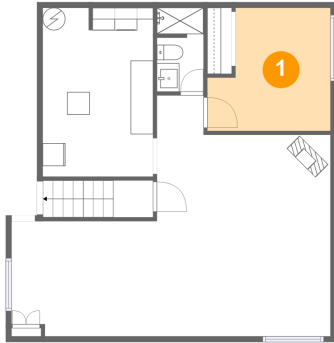
Total sqft: 622

Living area: 622

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
22	W.i.c.	4'3" x 4'11"	21 sq. ft	Yes
23	Bedroom	12'6" x 12'5"	156 sq. ft	Yes
24	W.i.c.	4'2" x 4'11"	21 sq. ft	Yes
25	Bath	4'8" x 9'3"	43 sq. ft	Yes
26	Bedroom	11'1" x 9'3"	103 sq. ft	Yes
27	Hall	12'4" x 8'8"	77 sq. ft	Yes
28	Bedroom	8'9" x 12'11"	114 sq. ft	Yes

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

## 1 Floor 1 - Bedroom



**Dimensions:** 10'11" x 10'11"  
**Area:** 103 sq. ft  
**Counted as Living Area:**  
Yes

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

## 2 Floor 1 - Hall

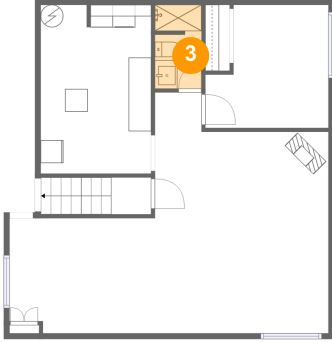


**Dimensions:** 3'6" x 3'3"  
**Area:** 32 sq. ft  
**Counted as Living Area:**  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

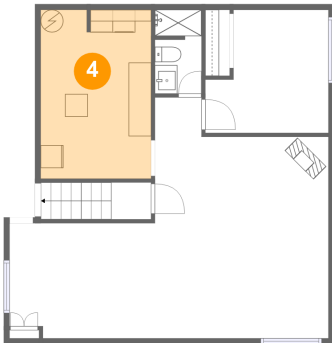
## 3 Floor 1 - Bath



Dimensions: 4'2" x 7'5"  
Area: 30 sq. ft  
Counted as Living Area: No

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

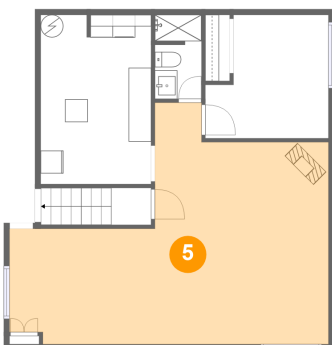
## 4 Floor 1 - Utility



Dimensions: 9'9" x 14'11"  
Area: 145 sq. ft  
Counted as Living Area: No

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

## 5 Floor 1 - Recreation Room



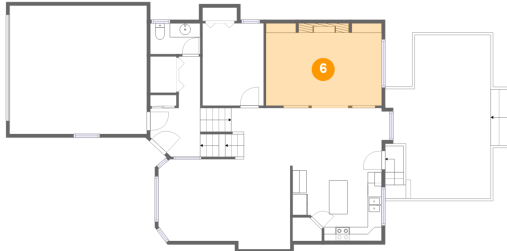
Dimensions: 28'3" x 21'3"  
Area: 416 sq. ft  
Counted as Living Area: No

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



# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

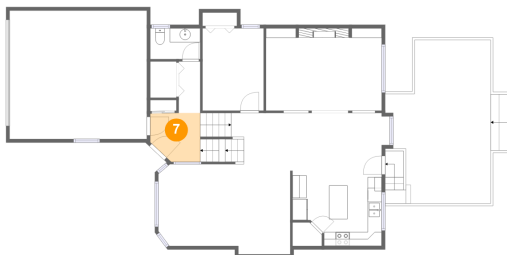
## 6 Floor 2 - Family Room



Dimensions: 16'6" x 11'9"  
Area: 197 sq. ft  
Counted as Living Area:  
Yes

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

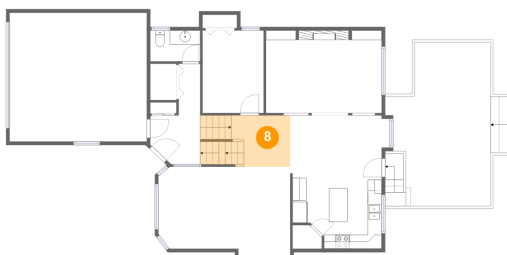
## 7 Floor 2 - Foyer



Dimensions: 7'1" x 6'11"  
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 - Hall

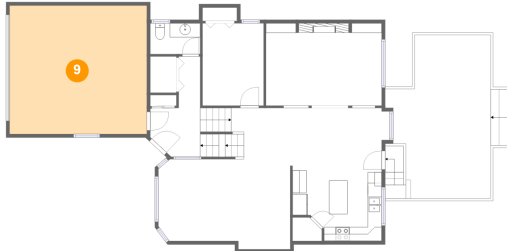


Dimensions: 8'5" x 7'3"  
Area: 92 sq. ft  
Counted as Living Area:  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

## 9 Floor 2 - Garage



Dimensions: 19'6" x 18'3"  
Area: 357 sq. ft  
Counted as Living Area: No

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

## 10 Floor 2 - Bedroom



Dimensions: 8'9" x 11'9"  
Area: 102 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 2 - Pantry



Dimensions: 4'2" x 3'4"  
Area: 12 sq. ft  
Counted as Living Area:  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

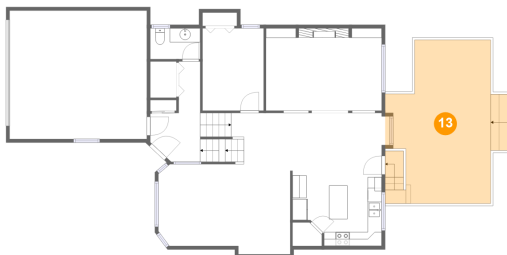
## 12 Floor 2 - Breakfast Nook



Dimensions: 13'0" x 8'11"  
Area: 116 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 2 - Deck



Dimensions: 15'1" x 23'3"  
Area: 334 sq. ft  
Counted as Living Area: No

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

## 14 Floor 2 - Wc



Dimensions: 7'1" x 4'5"  
Area: 31 sq. ft  
Counted as Living Area:  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

## 15 Floor 2 - Hall



Dimensions: 3'1" x 7'4"  
Area: 22 sq. ft  
Counted as Living Area:  
Yes

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

## 16 Floor 2 - Living Room



Dimensions: 18'9" x 12'10"  
Area: 225 sq. ft  
Counted as Living Area:  
Yes

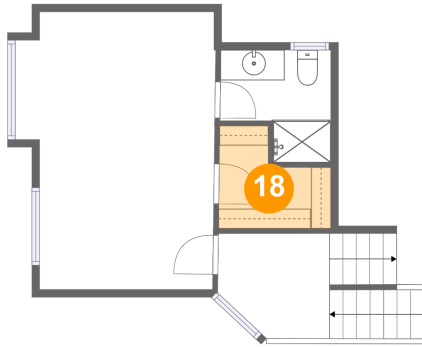
Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 17 Floor 2 - Kitchen



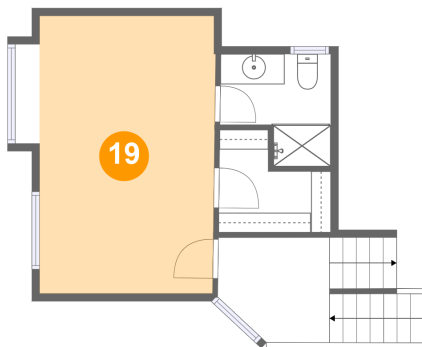
Dimensions: 12'8" x 10'0"  
Area: 113 sq. ft  
Counted as Living Area:  
Yes

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

**176 Lakebourne Drive, Amber Trails, Seven Oaks,  
Winnipeg, Manitoba, Canada, R2P 1R9****18 Floor 3 - W.i.c.**

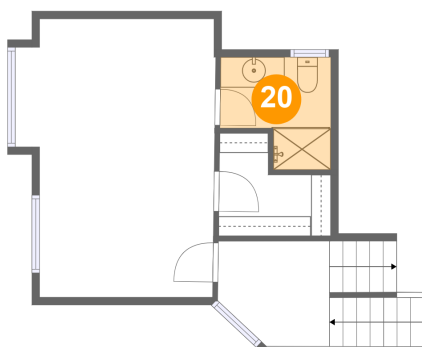
Dimensions: 7'4" x 6'9"  
Area: 38 sq. ft  
Counted as Living Area:  
Yes

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

**19 Floor 3 - Primary Bedroom**

Dimensions: 11'6" x 18'3"  
Area: 210 sq. ft  
Counted as Living Area:  
Yes

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

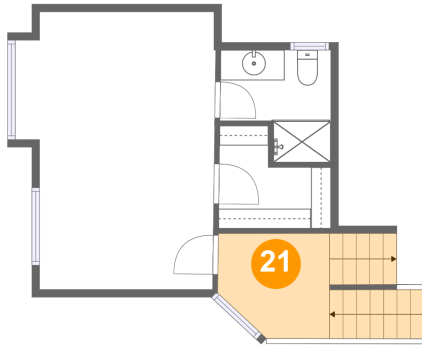
**20 Floor 3 - Bath**

Dimensions: 7'3" x 7'4"  
Area: 44 sq. ft  
Counted as Living Area:  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

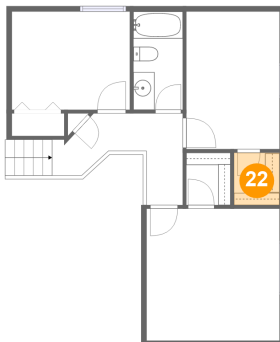
## 21 Floor 3 - Hall



Dimensions: 7'4" x 6'11"  
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

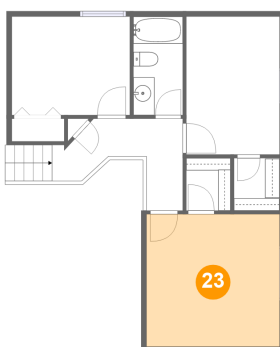
## 22 Floor 4 - W.i.c.



Dimensions: 4'3" x 4'11"  
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

## 23 Floor 4 - Bedroom

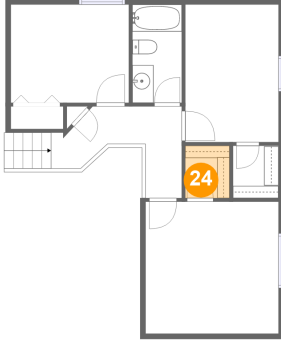


Dimensions: 12'6" x 12'5"  
Area: 156 sq. ft  
Counted as Living Area:  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

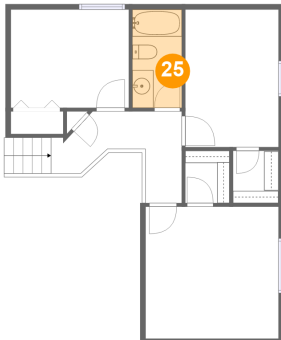
## 24 Floor 4 - W.i.c.



Dimensions: 4'2" x 4'11"  
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

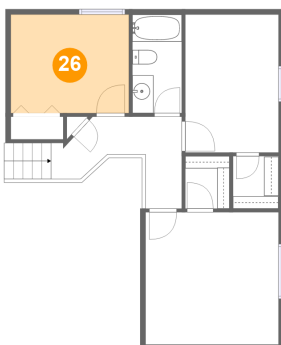
## 25 Floor 4 - Bath



Dimensions: 4'8" x 9'3"  
Area: 43 sq. ft  
Counted as Living Area:  
Yes

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

## 26 Floor 4 - Bedroom

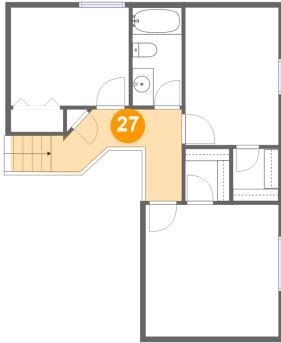


Dimensions: 11'1" x 9'3"  
Area: 103 sq. ft  
Counted as Living Area:  
Yes

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

# 176 Lakebourne Drive, Amber Trails, Seven Oaks, Winnipeg, Manitoba, Canada, R2P 1R9

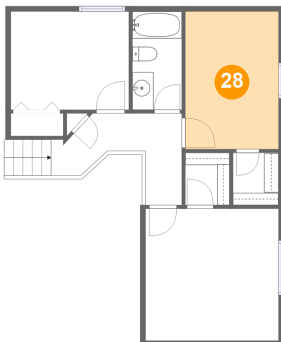
## 27 Floor 4 - Hall



Dimensions: 12'4" x 8'8"  
Area: 77 sq. ft  
Counted as Living Area:  
Yes

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

## 28 Floor 4 - Bedroom



Dimensions: 8'9" x 12'11"  
Area: 114 sq. ft  
Counted as Living Area:  
Yes

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