

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

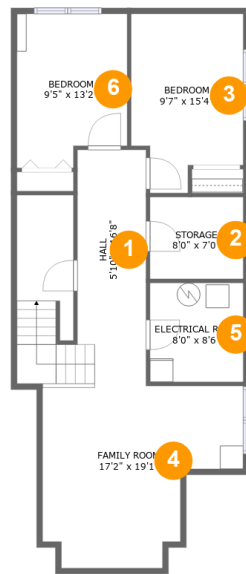


## Property Summary

 **1** garages     **4** bedrooms     **2** bathrooms     **1** half baths

 **3** floors     **2,603** Gross Living Area sqft     **3,729** total sqft

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2



## Room Dimensions

Floor 1

Total sqft: 890

Living area: 755

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Hall	5'10" x 16'8"	98 sq. ft	Yes
2	Storage	8'0" x 7'0"	56 sq. ft	No
3	Bedroom	9'7" x 15'4"	129 sq. ft	Yes
4	Family Room	17'2" x 19'1"	313 sq. ft	Yes
5	Electrical Room	8'0" x 8'6"	68 sq. ft	No
6	Bedroom	9'5" x 13'2"	116 sq. ft	Yes

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2



## Room Dimensions

Floor 2

Total sqft: 1906

Living area: 948

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
7	Foyer	5'4" x 6'5"	35 sq. ft	Yes
8	Family Room	10'10" x 16'10"	181 sq. ft	Yes
9	Porch	18'5" x 12'10"	128 sq. ft	No
10	Deck	20'10" x 22'5"	363 sq. ft	No
11	Kitchen	15'4" x 14'10"	265 sq. ft	Yes
12	Dining Area	8'6" x 9'4"	79 sq. ft	Yes
13	Garage	18'4" x 23'1"	425 sq. ft	No
14	Wc	4'4" x 4'3"	19 sq. ft	Yes
15	Living Room	12'8" x 17'6"	215 sq. ft	Yes
16	Entry	8'5" x 7'7"	50 sq. ft	Yes

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2



## Room Dimensions

Floor 3

Total sqft: 933

Living area: 900

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
17	Hall	4'8" x 20'5"	139 sq. ft	Yes
18	Bedroom	14'8" x 14'11"	182 sq. ft	Yes
19	Primary Bedroom	12'8" x 15'5"	189 sq. ft	Yes
20	Primary Bath	10'8" x 10'3"	109 sq. ft	Yes
21	Balcony	4'10" x 6'9"	33 sq. ft	No
22	Laundry	4'4" x 8'1"	35 sq. ft	Yes
23	Bath	5'5" x 9'8"	53 sq. ft	Yes
24	W.i.c.	10'8" x 7'6"	81 sq. ft	Yes

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 1 Floor 1 - Hall



Dimensions: 5'10" x 16'8"  
Area: 98 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 - Storage



Dimensions: 8'0" x 7'0"  
Area: 56 sq. ft  
Counted as Living Area: No

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 3 Floor 1 - Bedroom



Dimensions: 9'7" x 15'4"  
Area: 129 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 1 - Family Room



Dimensions: 17'2" x 19'1"  
Area: 313 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 1 - Electrical Room



Dimensions: 8'0" x 8'6"  
Area: 68 sq. ft  
Counted as Living Area: No

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

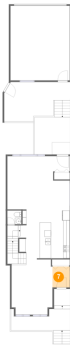
## 6 Floor 1 - Bedroom



Dimensions: 9'5" x 13'2"  
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

## 7 Floor 2 - Foyer



Dimensions: 5'4" x 6'5"  
Area: 35 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 - Family Room



Dimensions: 10'10" x 16'10"  
Area: 181 sq. ft  
Counted as Living Area:  
Yes

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 9 Floor 2 - Porch



Dimensions: 18'5" x 12'10"  
Area: 128 sq. ft  
Counted as Living Area: No

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

## 10 Floor 2 - Deck



Dimensions: 20'10" x 22'5"  
Area: 363 sq. ft  
Counted as Living Area: No

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

## 11 Floor 2 - Kitchen



Dimensions: 15'4" x 14'10"  
Area: 265 sq. ft  
Counted as Living Area: Yes

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



# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 12 Floor 2 - Dining Area



Dimensions: 8'6" x 9'4"  
Area: 79 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 - Garage



Dimensions: 18'4" x 23'1"  
Area: 425 sq. ft  
Counted as Living Area: No

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

## 14 Floor 2 - Wc



Dimensions: 4'4" x 4'3"  
Area: 19 sq. ft  
Counted as Living Area:  
Yes

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 15 Floor 2 - Living Room



Dimensions: 12'8" x 17'6"  
Area: 215 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 - Entry



Dimensions: 8'5" x 7'7"  
Area: 50 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 3 - Hall



Dimensions: 4'8" x 20'5"  
Area: 139 sq. ft  
Counted as Living Area:  
Yes

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 18 Floor 3 - Bedroom



Dimensions: 14'8" x 14'11"  
Area: 182 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: 12'8" x 15'5"  
Area: 189 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 - Primary Bath



Dimensions: 10'8" x 10'3"  
Area: 109 sq. ft  
Counted as Living Area:  
Yes

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 21 Floor 3 - Balcony



Dimensions: 4'10" x 6'9"  
Area: 33 sq. ft  
Counted as Living Area: No

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

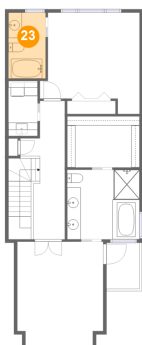
## 22 Floor 3 - Laundry



Dimensions: 4'4" x 8'1"  
Area: 35 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 3 - Bath



Dimensions: 5'5" x 9'8"  
Area: 53 sq. ft  
Counted as Living Area: Yes

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

# 846 Beresford Avenue, Lord Roberts, River Heights, Winnipeg, Manitoba, Canada, R3L 1K2

## 24 Floor 3 - W.i.c.



Dimensions: 10'8" x 7'6"  
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