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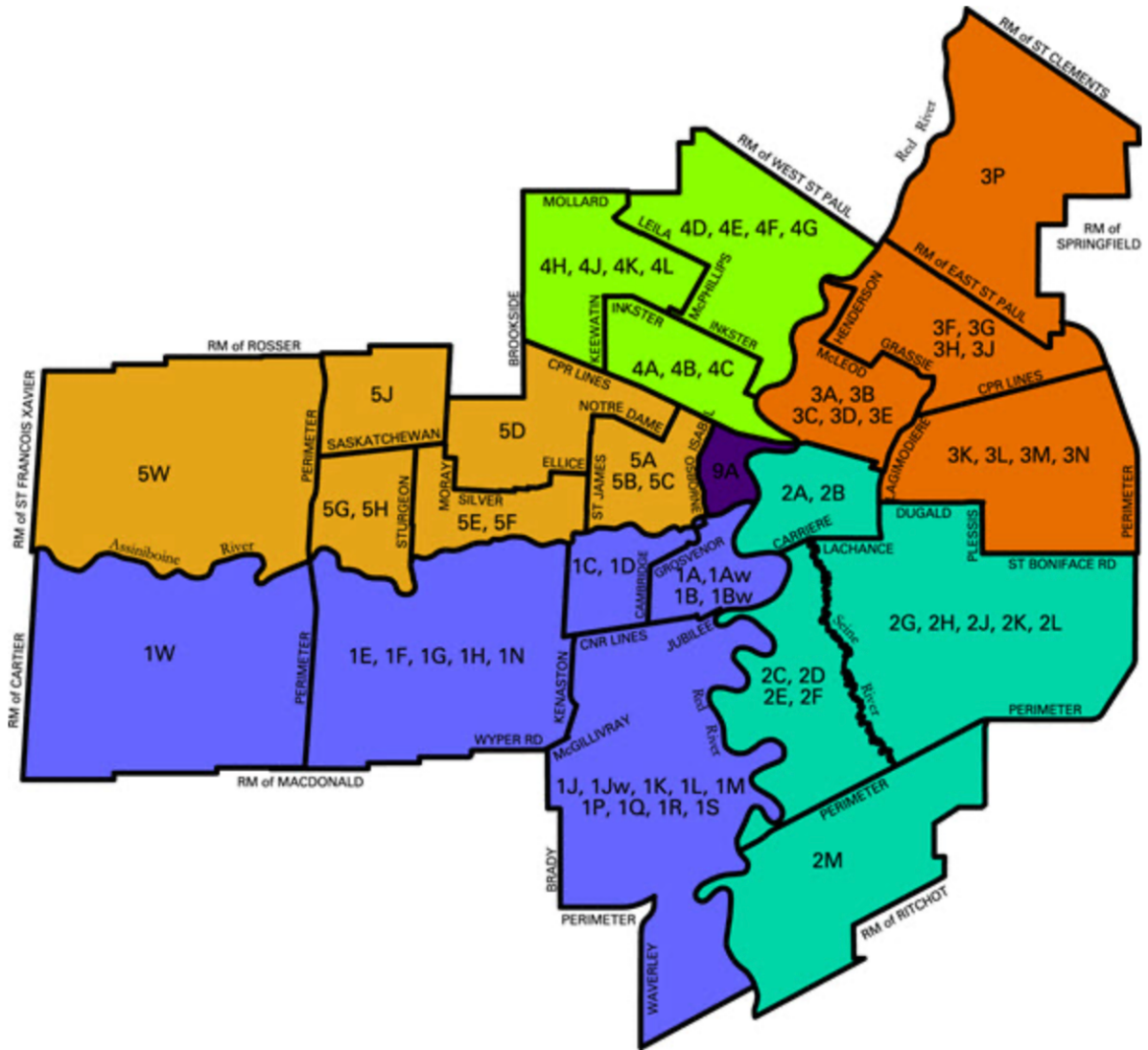
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**PREFERRED
REAL ESTATE**

Neighborhood Guides for Winnipeg

Introduction:

Winnipeg is a vibrant city with diverse neighborhoods, each offering unique characteristics and amenities. This guide provides an overview of the various neighborhoods in Winnipeg, highlighting their features, amenities, unique aspects, crime rates, language districts, schools, shopping anchors, typical home styles, and average home prices. Whether you're a first-time homebuyer, looking to relocate, or just exploring, these guides will help you find the perfect neighborhood for your needs.



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A

Agassiz (Area 3G):

- **Features:** A residential neighborhood with family-friendly parks and schools.
- **Unique Aspects:** Close to scenic parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Agassiz School, John Pritchard School
- **Shopping Anchors:** Kildonan Place Shopping Centre, local shops
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$350,000

Airport (Area 3H):

- **Features:** Proximity to Winnipeg James Armstrong Richardson International Airport.
- **Unique Aspects:** Convenient for frequent travelers.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Stevenson-Britannia School, Sargent Park School
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$320,000

Alpine Place (Area 3G):

- **Features:** Quiet residential area with tree-lined streets.
- **Unique Aspects:** Close-knit community feel.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Alpine Place School, Munroe Junior High School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$340,000

Amber Trails (Area 4F):

- **Features:** Newer development with modern homes and landscaped parks.
- **Unique Aspects:** Extensive walking trails and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Amber Trails Community School, Seven Oaks Met School
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

Armstrong's Point (Area 1C):

- **Features:** Historic neighborhood with beautiful heritage homes.
- **Unique Aspects:** Known for its heritage homes and historical significance.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Balmoral Hall School, Laura Secord School
- **Shopping Anchors:** Osborne Village, Corydon Avenue
- **Typical Home Style:** Heritage homes, single-family homes
- **Average Home Price:** \$700,000

Assiniboine Landing (Area 1W):

- **Features:** Residential area with scenic views.
- **Unique Aspects:** Proximity to the Assiniboine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Assiniboine School, Lincoln Middle School
- **Shopping Anchors:** Assiniboia Downs, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$500,000

Assiniboine Woods (Area 1F):

- **Features:** Quiet residential area with family-friendly amenities.
- **Unique Aspects:** Close to Assiniboine Park and Zoo.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Assiniboine School, Shaftesbury High School
- **Shopping Anchors:** Assiniboine Park, Seasons of Tuxedo
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$550,000

Aurora at North Point (Area 4E):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Planned community with extensive amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Aurora School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

B

Bonavista (Area 2J):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Scenic lakes and walking paths.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Shamrock School, J.H. Bruns Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

Bourkevale (Area 5E):

- **Features:** Established neighborhood with historic homes and tree-lined streets.
- **Unique Aspects:** Close to Bourkevale Park and the Assiniboine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Bourkevale School, Westwood Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$400,000

Breezy Bend (Area 1W):

- **Features:** Residential area with scenic views.
- **Unique Aspects:** Home to Breezy Bend Country Club.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Assiniboine School, Westwood Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$650,000

Bridgwater Centre (Area 1R):

- **Features:** Mixed-use area with residential, commercial, and retail spaces.
- **Unique Aspects:** Modern community design with ample green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Bridgwater Centre School, Fort Richmond Collegiate
- **Shopping Anchors:** Bridgwater Centre Shopping, Seasons of Tuxedo
- **Typical Home Style:** Single-family homes, condos, townhomes
- **Average Home Price:** \$500,000

Bridgwater Forest (Area 1R):

- **Features:** Beautifully landscaped neighborhood with parks and walking trails.
- **Unique Aspects:** Extensive forested areas and trails.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Bridgwater Forest School, Fort Richmond Collegiate
- **Shopping Anchors:** Bridgwater Centre Shopping
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$475,000

Bridgwater Lakes (Area 1R):

- **Features:** Residential area with scenic lakes and modern homes.
- **Unique Aspects:** Lakes and water features integrated into the community.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Bridgwater Lakes School, Fort Richmond Collegiate
- **Shopping Anchors:** Bridgwater Centre Shopping
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

Bright Oaks (Area 2C):

- **Features:** Quiet residential neighborhood with family-friendly amenities.
- **Unique Aspects:** Mature trees and established homes.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Minnetonka School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$375,000

Brooklands (Area 5D):

- **Features:** Historic neighborhood with a mix of old and new homes.
- **Unique Aspects:** Close to industrial and commercial areas.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Brooklands School, Tec Voc High School
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$300,000

Bruce Park (Area 5E):

- **Features:** Family-friendly area with beautiful parks and recreational facilities.
- **Unique Aspects:** Close to Bruce Park and the Assiniboine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Bruce Middle School, St. James Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$350,000

C

Canterbury Park (Area 3M):

- **Features:** Residential area with newer homes and family-friendly amenities.
- **Unique Aspects:** Close to Kilcona Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Harold Hatcher School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Castlebury Meadows (Area 4L):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Planned community with extensive amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Castlebury Meadows School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Central (Area 9A):

- **Features:** Urban neighborhood with a mix of residential and commercial properties.
- **Unique Aspects:** Central location with diverse amenities.
- **Crime Rate:** High
- **Language District:** English
- **Schools:** Hugh John Macdonald School, Daniel McIntyre Collegiate
- **Shopping Anchors:** Portage Place Shopping Centre
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$300,000

Centrepoint (Area 5J):

- **Features:** Industrial area with a mix of commercial and industrial properties.
- **Unique Aspects:** Proximity to major transportation hubs.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** N/A
- **Shopping Anchors:** Various business services
- **Typical Home Style:** N/A (Commercial and industrial properties)
- **Average Home Price:** N/A

Charleswood (Areas 1F, 1G, 1H, 1N):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Scenic views and proximity to Assiniboine Forest.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Charleswood School, Oak Park High School
- **Shopping Anchors:** Charleswood Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

Chinatown (Area 9A):

- **Features:** Vibrant cultural area with a mix of residential and commercial properties.
- **Unique Aspects:** Rich cultural heritage and diverse dining options.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Hugh John Macdonald School, Daniel McIntyre Collegiate
- **Shopping Anchors:** Chinatown Market, local shops
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$320,000

Crescentwood (Areas 1B, 1BW, 1C):

- **Features:** Established neighborhood with historic homes and tree-lined streets.
- **Unique Aspects:** Close to Corydon Avenue and its amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Crescentwood School, Kelvin High School
- **Shopping Anchors:** Corydon Avenue, Grant Park Shopping Centre
- **Typical Home Style:** Single-family homes, heritage homes
- **Average Home Price:** \$500,000

Crestview (Area 5H):

- **Features:** Suburban area with a mix of single-family homes and apartments.
- **Unique Aspects:** Family-oriented with ample parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Crestview School, Sturgeon Heights Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$350,000

Crocus Meadows (Area 3K):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Close to green spaces and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Crocus Meadows School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

D

Dakota Crossing (Area 2F):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Proximity to Dakota Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Dakota Crossing School, J.H. Bruns Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Deer Lodge (Area 5E):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Close to Deer Lodge Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Deer Lodge School, St. James Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$375,000

Devonshire Park (Area 3K):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Close to Kilcona Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Harold Hatcher School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Devonshire Village (Area 3K):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Close to green spaces and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Harold Hatcher School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Downtown (Area 9A):

- **Features:** Urban neighborhood with a mix of residential and commercial properties.
- **Unique Aspects:** Central location with diverse amenities.
- **Crime Rate:** High
- **Language District:** English
- **Schools:** Hugh John Macdonald School, Daniel McIntyre Collegiate
- **Shopping Anchors:** Portage Place Shopping Centre
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$300,000

E

Eaglemere (Area 3E):

- **Features:** Residential area with modern homes and family-friendly amenities.
- **Unique Aspects:** Close to walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Eaglemere School, Miles Macdonell Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

East Elmwood (Area 3B):

- **Features:** Residential area with a mix of housing types.
- **Unique Aspects:** Established community with mature trees.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** East Elmwood School, Elmwood High School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$350,000

East Fort Garry (Area 1J):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to the University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** East Fort Garry School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

East Kildonan (Areas 3A, 3B, 3C, 3D, 3E):

- **Features:** Residential area with a mix of housing types.
- **Unique Aspects:** Close to Kildonan Park and Rainbow Stage.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** East Kildonan School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

East St. Paul (Area 3P):

- **Features:** Suburban area with a mix of single-family homes and apartments.
- **Unique Aspects:** Rural feel with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** East St. Paul School, Robert Andrews School
- **Shopping Anchors:** Local shops, Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

East Transcona (Area 3M):

- **Features:** Residential area with a mix of housing types.
- **Unique Aspects:** Close to parks and community centers.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Harold Hatcher School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Elm Park (Area 2C):

- **Features:** Family-friendly area with beautiful parks and recreational facilities.
- **Unique Aspects:** Proximity to the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Elm Park School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Elmwood (Area 3A):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Close to community centers and parks.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Elmwood School, Elmwood High School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$325,000

Elmwood Park (Area 3C):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to green spaces.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Elmwood Park School, Elmwood High School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$350,000

Exchange District (Area 9A):

- **Features:** Historic urban area with a mix of residential, commercial, and cultural properties.
- **Unique Aspects:** Heritage buildings and cultural events.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Hugh John Macdonald School, Daniel McIntyre Collegiate
- **Shopping Anchors:** The Forks Market
- **Typical Home Style:** Apartments, lofts
- **Average Home Price:** \$350,000

F

Fairfield Park (Area 1S):

- **Features:** Newer development with modern homes and family-friendly amenities.
- **Unique Aspects:** Proximity to FortWhyte Alive.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Fairfield Park School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Fort Garry (Area 1J):

- **Features:** Suburban area with a mix of single-family homes and apartments.
- **Unique Aspects:** Close to the University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Fort Garry School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

Fort Richmond (Area 1K):

- **Features:** Suburban area with a mix of single-family homes and apartments.
- **Unique Aspects:** Proximity to the University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Fort Richmond School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$425,000

Fort Rouge (Areas 1A, 1AW):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Close to Osborne Village.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Fort Rouge School, Kelvin High School
- **Shopping Anchors:** Osborne Village, Grant Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

Fort Whyte (Area 1P):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to FortWhyte Alive.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Fort Whyte School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$450,000

Foxwarren Estates (Area 4H):

- **Features:** Quiet residential neighborhood with family-friendly amenities.
- **Unique Aspects:** Close to green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Foxwarren School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Fraser's Grove (Area 3C):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to Kildonan Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Fraser's Grove School, Miles Macdonell Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$375,000

G

Garden City (Areas 4F, 4G):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Close to Garden City Shopping Centre.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Garden City School, Garden City Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Garden Grove (Area 4K):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Garden Grove School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Glenelm (Area 3C):

- **Features:** Family-friendly area with beautiful parks and recreational facilities.
- **Unique Aspects:** Proximity to the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Glenelm School, Elmwood High School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Glengarry Park (Area 3P):

- **Features:** Suburban area with modern homes.
- **Unique Aspects:** Close to Birds Hill Provincial Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Glengarry Park School, Robert Andrews School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

Grace Hospital (Area 5F):

- **Features:** Residential area with proximity to healthcare facilities.
- **Unique Aspects:** Close to Grace Hospital.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Grace Hospital School, St. James Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

Grandmont Park (Area 1Q):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Close to St. Norbert Farmers' Market.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Grandmont Park School, Fort Richmond Collegiate
- **Shopping Anchors:** Southwood Plaza
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

H

Harbour View South (Area 3J):

- **Features:** Residential area with modern amenities and parks.
- **Unique Aspects:** Scenic views of the water.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Harbour View South School, Kildonan-East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

Headingley North (Area 5W):

- **Features:** Suburban area with a rural feel.
- **Unique Aspects:** Proximity to golf courses and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Headingley North School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$500,000

Headingley South (Area 1W):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Headingley South School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Heritage Park (Area 5H):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Close to Heritage Park and Sturgeon Creek.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Heritage Park School, Sturgeon Heights Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

I

Inkster Gardens (Area 4L):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Inkster Gardens School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Island Lakes (Area 2J):

- **Features:** Family-friendly neighborhood with modern homes.
- **Unique Aspects:** Scenic lakes and walking paths.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Island Lakes School, J.H. Bruns Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

J

Jameswood (Area 5F):

- **Features:** Residential area with proximity to military facilities.
- **Unique Aspects:** Close to 17 Wing Winnipeg.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Jameswood School, St. James Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

K

Kildonan Estates (Area 3J):

- **Features:** Suburban area with modern homes and amenities.
- **Unique Aspects:** Close to Harbour View Golf Course.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Kildonan Estates School, Miles Macdonell Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Kildonan Meadows (Area 3K):

- **Features:** Residential area with family-friendly amenities.
- **Unique Aspects:** Proximity to Kilcona Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Kildonan Meadows School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

L

Lakeside Meadows (Area 3K):

- **Features:** Suburban area with modern homes and parks.
- **Unique Aspects:** Scenic lakes and walking paths.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Lakeside Meadows School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Linden Ridge (Area 1M):

- **Features:** Upscale neighborhood with modern homes.
- **Unique Aspects:** Proximity to shopping and dining options.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Linden Ridge School, Fort Richmond Collegiate
- **Shopping Anchors:** Seasons of Tuxedo
- **Typical Home Style:** Single-family homes, condos
- **Average Home Price:** \$600,000

Linden Woods (Area 1M):

- **Features:** Established neighborhood with upscale homes.
- **Unique Aspects:** Scenic lakes and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Linden Woods School, Fort Richmond Collegiate
- **Shopping Anchors:** Linden Woods Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$650,000

Lister Rapids (Area R15):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Lister Rapids School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Lord Roberts (Area 1AW):

- **Features:** Historic neighborhood with a mix of housing types.
- **Unique Aspects:** Close to Osborne Village.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Lord Roberts School, Kelvin High School
- **Shopping Anchors:** Osborne Village, Grant Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

M

Mandalay North (Areas 4H, 4K):

- **Features:** Residential area with family-friendly amenities.
- **Unique Aspects:** Close to parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Mandalay North School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Mandalay West (Areas 4H, 4K):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Mandalay West School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Maple Glen (Area 4H):

- **Features:** Suburban area with modern homes and amenities.
- **Unique Aspects:** Close to green spaces and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Maple Glen School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Maples (Area 4H):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Close to Maples Community Centre.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Maples School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

Margaret Park (Area 4D):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to green spaces and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Margaret Park School, West Kildonan Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$375,000

Marston Meadows (Area 1W):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Marston Meadows School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Meadowood (Area 2E):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Close to Meadowood Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Meadowood School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Meadows West (Area 4L):

- **Features:** Suburban area with modern homes and amenities.
- **Unique Aspects:** Proximity to parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Meadows West School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Meadowview (Area 4L):

- **Features:** Residential area with family-friendly amenities.
- **Unique Aspects:** Close to green spaces and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Meadowview School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Middlechurch (Area R15):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Middlechurch School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Mission Gardens (Area 3K):

- **Features:** Suburban area with modern homes and family-friendly amenities.
- **Unique Aspects:** Proximity to Kilcona Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Mission Gardens School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Monterey Park (Area 5W):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Monterey Park School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Morse Place (Area 3B):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Close to community centers and parks.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Morse Place School, Elmwood High School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$325,000

N

Niakwa Park (Area 2G):

- **Features:** Family-friendly area with beautiful parks and recreational facilities.
- **Unique Aspects:** Proximity to the Seine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Niakwa Park School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Niakwa Place (Area 2H):

- **Features:** Residential area with a suburban feel.
- **Unique Aspects:** Proximity to green spaces and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Niakwa Place School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$375,000

Norberry (Area 2C):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Close to Norberry Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Norberry School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Normand Park (Area 2C):

- **Features:** Family-friendly neighborhood with scenic views.
- **Unique Aspects:** Proximity to the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Normand Park School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

North End (Areas 4A, 4B, 4C):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Rich cultural heritage and diverse amenities.
- **Crime Rate:** High
- **Language District:** English
- **Schools:** North End School, St. John's High School
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$300,000

North Hill Park (Area 3P):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Close to Birds Hill Provincial Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** North Hill Park School, Robert Andrews School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$450,000

North Kildonan (Areas 3F, 3G):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to Kildonan Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** North Kildonan School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

North Meadows (Areas 4H, 4L):

- **Features:** Suburban area with modern homes and amenities.
- **Unique Aspects:** Proximity to parks and green spaces.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** North Meadows School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Norwood (Area 2B):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to downtown Winnipeg.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Norwood School, Nelson McIntyre Collegiate
- **Shopping Anchors:** The Forks Market
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$350,000

Norwood Flats (Area 2B):

- **Features:** Residential area with scenic views of the Red River.
- **Unique Aspects:** Proximity to downtown Winnipeg.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Norwood Flats School, Nelson McIntyre Collegiate
- **Shopping Anchors:** The Forks Market
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$350,000

O

Oakwood Estates (Area 3H):

- **Features:** Quiet residential area with family-friendly amenities.
- **Unique Aspects:** Proximity to Kilcona Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Oakwood Estates School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$400,000

Old Kildonan (Area 4F):

- **Features:** Suburban area with a mix of modern and older homes.
- **Unique Aspects:** Scenic parks and community centers.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Old Kildonan School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Osborne Village (Area 1B):

- **Features:** Vibrant urban neighborhood with a lively arts and culture scene.
- **Unique Aspects:** Proximity to downtown Winnipeg and the Assiniboine River.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Gladstone School, Kelvin High School
- **Shopping Anchors:** Osborne Village Shopping Area
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$300,000

P

Parkway Village (Area 4F):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Close to community centers and schools.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Parkway Village School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

Point Douglas (Areas 4A, 9A):

- **Features:** Historic neighborhood with a mix of residential and industrial areas.
- **Unique Aspects:** Rich cultural heritage and proximity to the Red River.
- **Crime Rate:** High
- **Language District:** English
- **Schools:** Point Douglas School, Niji Mahkwa School
- **Shopping Anchors:** The Forks Market
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$250,000

Polo Park (Area 5C):

- **Features:** Mixed-use area with residential and commercial spaces.
- **Unique Aspects:** Proximity to Polo Park Shopping Centre.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Polo Park School, St. James Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$300,000

Prairie Meadows (Area R15):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Prairie Meadows School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Prairie Pointe (Area 1R):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Prairie Pointe School, Fort Richmond Collegiate
- **Shopping Anchors:** Seasons of Tuxedo
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

Pritchard Farm (Area 3P):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Proximity to Pritchard Farm Golf Course.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Pritchard Farm School, Robert Andrews School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

Pulberry (Area 2C):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Pulberry School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

R

Ramblewood (Area 2M):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Ramblewood School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$500,000

Richmond Lakes (Area 1Q):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to Richmond Kings Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Richmond Lakes School, Fort Richmond Collegiate
- **Shopping Anchors:** Southwood Plaza
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Richmond West (Area 1S):

- **Features:** Suburban area with modern homes and amenities.
- **Unique Aspects:** Close to University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Richmond West School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

River East Estates (Area 3P):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Proximity to Kildonan Golf Course.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River East Estates School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$650,000

River Grove (Area 4E):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Close to the Red River and Kildonan Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River Grove School, West Kildonan Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

River Heights North (Area 1C):

- **Features:** Historic neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to Academy Road shops and restaurants.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River Heights School, Kelvin High School
- **Shopping Anchors:** Grant Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$500,000

River Heights South (Area 1D):

- **Features:** Established neighborhood with beautiful tree-lined streets.
- **Unique Aspects:** Close to Corydon Avenue's vibrant dining scene.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River Heights School, Kelvin High School
- **Shopping Anchors:** Grant Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$500,000

River Park South (Areas 2E, 2F):

- **Features:** Family-friendly area with parks and recreational facilities.
- **Unique Aspects:** Proximity to the Seine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River Park South School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

River Pointe (Area 2C):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Scenic views of the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River Pointe School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

River West Park (Area 1F):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to the Assiniboine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River West Park School, St. James Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Riverbend (Area 4E):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to Kildonan Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Riverbend School, West Kildonan Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Rivercrest (Area R15):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Rivercrest School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Riverdale (Areas 4E, R15):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Scenic views of the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Riverdale School, West Kildonan Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

River's Edge (Area R15):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Scenic views of the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** River's Edge School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

Riverview (Area 1A):

- **Features:** Historic neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to the Red River and Churchill Drive Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Riverview School, Kelvin High School
- **Shopping Anchors:** Osborne Village Shopping Area
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$500,000

RM of Springfield (Area 2L):

- **Features:** Rural area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** RM of Springfield School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

Royalwood (Area 2J):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Proximity to the Seine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Royalwood School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

S

Sage Creek (Area 2K):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Sage Creek School, Glenlawn Collegiate
- **Shopping Anchors:** Sage Creek Village Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

Sargent Park (Area 5C):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to Sargent Park Arena and Pool.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Sargent Park School, Daniel McIntyre Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$350,000

Scotia Heights (Area 4D):

- **Features:** Historic neighborhood with beautiful tree-lined streets.
- **Unique Aspects:** Proximity to Kildonan Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Scotia Heights School, West Kildonan Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

Seven Oaks Crossings (Area 4H):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to Seven Oaks Pool.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Seven Oaks Crossings School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Shaughnessy Heights (Area 4B):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to community centers and parks.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Shaughnessy Heights School, Tec-Voc High School
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$325,000

Silver Fox Estates (Area 3P):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Proximity to Silver Fox Golf Course.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Silver Fox Estates School, Robert Andrews School
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

Silver Heights (Area 5F):

- **Features:** Established neighborhood with beautiful tree-lined streets.
- **Unique Aspects:** Proximity to Silver Heights Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Silver Heights School, St. James Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

Sinclair Park (Area 4C):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to Sinclair Park Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Sinclair Park School, Sisler High School
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$375,000

South Charleswood (Area 1N):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** South Charleswood School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

South Glen (Area 2F):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to South Glen Shopping Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** South Glen School, Glenlawn Collegiate
- **Shopping Anchors:** Southwood Plaza
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

South Land Park (Area 2K):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** South Land Park School, Glenlawn Collegiate
- **Shopping Anchors:** Sage Creek Village Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

South Pointe (Area 1R):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** South Pointe School, Fort Richmond Collegiate
- **Shopping Anchors:** Seasons of Tuxedo
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

South St. Vital (Area 2M):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** South St. Vital School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$500,000

South Transcona (Area 3N):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to South Transcona Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** South Transcona School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Southdale (Area 2H):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to Southdale Shopping Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Southdale School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

St. Boniface (Area 2A):

- **Features:** Historic neighborhood with a rich French-Canadian heritage.
- **Unique Aspects:** Proximity to the St. Boniface Cathedral and The Forks.
- **Crime Rate:** Low
- **Language District:** French
- **Schools:** École Provencher, Collège Louis-Riel
- **Shopping Anchors:** The Forks Market
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

St. Charles (Area 5G):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to St. Charles Country Club.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** St. Charles School, St. James Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

St. James (Area 5E):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to Polo Park Shopping Centre.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** St. James School, St. James Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

St. Norbert (Area 1Q):

- **Features:** Suburban area with a mix of residential and agricultural properties.
- **Unique Aspects:** Proximity to the St. Norbert Farmers' Market.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** St. Norbert School, Fort Richmond Collegiate
- **Shopping Anchors:** Southwood Plaza
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

St. Vital (Areas 2C, 2D, 2E, 2M):

- **Features:** Family-friendly area with parks and recreational facilities.
- **Unique Aspects:** Proximity to the Seine River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** St. Vital School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Star Lite Village (Area 3K):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Star Lite Village School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

Sun Valley (Area 3H):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to Sun Valley Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Sun Valley School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

T

Taylor Farm (Area 5W):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Proximity to Taylor Farm Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Taylor Farm School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

The Forks (Area 9A):

- **Features:** Historic site with a mix of residential and commercial spaces.
- **Unique Aspects:** Proximity to The Forks Market and cultural attractions.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** The Forks School, Sisler High School
- **Shopping Anchors:** The Forks Market
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$350,000

The Oaks (Area 5W):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to The Oaks Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** The Oaks School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Transcona (Area 3K):

- **Features:** Historic neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to Transcona Centennial Square.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Transcona School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

Tuxedo (Area 1E):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Proximity to Assiniboine Park and Zoo.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Tuxedo School, Shaftesbury High School
- **Shopping Anchors:** Seasons of Tuxedo
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$750,000

Tyndall Narrows (Area 4L):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to Tyndall Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Tyndall Narrows School, Sisler High School
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Tyndall Park (Area 4J):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to Tyndall Park Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Tyndall Park School, Sisler High School
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

U

University Heights (Area 1K):

- **Features:** Suburban area with a mix of housing types.
- **Unique Aspects:** Proximity to University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** University Heights School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$450,000

V

Valley Gardens (Area 3E):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to Valley Gardens Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Valley Gardens School, River East Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Van Hull Estates (Area 2C):

- **Features:** Upscale residential area with luxury homes.
- **Unique Aspects:** Scenic views of the Red River.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Van Hull Estates School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, estates
- **Average Home Price:** \$700,000

W

Waterford Green (Area 4L):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Waterford Green School, Maples Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

Waterside Estates (Area 2G):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to Waterside Estates Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Waterside Estates School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Waverley Heights (Area 1L):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Waverley Heights School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$450,000

Waverley West (Area 1R):

- **Features:** Modern suburban neighborhood with new developments.
- **Unique Aspects:** Proximity to scenic walking trails and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Waverley West School, Fort Richmond Collegiate
- **Shopping Anchors:** Seasons of Tuxedo
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$500,000

West Broadway (Area 5A):

- **Features:** Vibrant urban neighborhood with a lively arts and culture scene.
- **Unique Aspects:** Proximity to downtown Winnipeg.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** West Broadway School, Kelvin High School
- **Shopping Anchors:** Osborne Village Shopping Area
- **Typical Home Style:** Apartments, condos
- **Average Home Price:** \$300,000

West End (Areas 5A, 5C):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to community centers and parks.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** West End School, Daniel McIntyre Collegiate
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$350,000

West Fort Garry (Area 1JW):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to University of Manitoba.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** West Fort Garry School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$450,000

West Kildonan (Area 4D):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to West Kildonan Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** West Kildonan School, West Kildonan Collegiate
- **Shopping Anchors:** Garden City Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

West St. Paul (Area R15):

- **Features:** Suburban area with spacious properties.
- **Unique Aspects:** Rural charm with urban amenities.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** West St. Paul School, Westwood Collegiate
- **Shopping Anchors:** Local shops, Unicity Shopping Centre
- **Typical Home Style:** Single-family homes
- **Average Home Price:** \$525,000

West Transcona (Area 3L):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to West Transcona Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** West Transcona School, Transcona Collegiate
- **Shopping Anchors:** Kildonan Place Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Westdale (Area 1H):

- **Features:** Established neighborhood with beautiful tree-lined streets.
- **Unique Aspects:** Proximity to Assiniboine Park.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Westdale School, St. James Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

Weston (Area 5D):

- **Features:** Established neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to Weston Community Centre.
- **Crime Rate:** Moderate
- **Language District:** English
- **Schools:** Weston School, Tec-Voc High School
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$325,000

Westwood (Area 5G):

- **Features:** Family-friendly neighborhood with parks and green spaces.
- **Unique Aspects:** Proximity to Westwood Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Westwood School, Westwood Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Whyte Ridge (Area 1P):

- **Features:** Suburban area with modern homes and amenities.
- **Unique Aspects:** Proximity to Whyte Ridge Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Whyte Ridge School, Fort Richmond Collegiate
- **Shopping Anchors:** Pembina Village Shopping Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$450,000

Wildwood (Area 1J):

- **Features:** Historic neighborhood with beautiful tree-lined streets.
- **Unique Aspects:** Proximity to Wildwood Golf & Country Club.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Wildwood School, Glenlawn Collegiate
- **Shopping Anchors:** Osborne Village Shopping Area
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$500,000

Windsor Park (Area 2G):

- **Features:** Family-friendly neighborhood with parks and recreational facilities.
- **Unique Aspects:** Proximity to Windsor Park Golf Course.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Windsor Park School, Glenlawn Collegiate
- **Shopping Anchors:** St. Vital Centre
- **Typical Home Style:** Single-family homes, townhomes
- **Average Home Price:** \$425,000

Wolseley (Area 5B):

- **Features:** Historic neighborhood with a mix of housing types.
- **Unique Aspects:** Proximity to community gardens and parks.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Wolseley School, Gordon Bell High School
- **Shopping Anchors:** Polo Park Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$375,000

Woodhaven (Area 5F):

- **Features:** Established neighborhood with beautiful tree-lined streets.
- **Unique Aspects:** Proximity to Woodhaven Community Centre.
- **Crime Rate:** Low
- **Language District:** English
- **Schools:** Woodhaven School, St. James Collegiate
- **Shopping Anchors:** Unicity Shopping Centre
- **Typical Home Style:** Single-family homes, apartments
- **Average Home Price:** \$400,000

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