



## 3300 RALEIGH Street Winnipeg

\$1,099,000

Nestled in the heart of Birds Hill Settlement Centre, this extraordinary 5-acre property offers limitless possibilities for home buyers, investors, and developers alike. Ideally situated just off Hoddinott Rd, this expansive lot is poised amidst ongoing & future development within the vibrant community. The existing 1280 sqft bungalow is impeccably maintained, providing an excellent option for personal use or rental investment. Surrounded by mature trees & offering convenient access to schools, amenities, & recreation, it's ready to enjoy as is or could serve as the ideal base for future plans. With potential road allowance along the south property line & possible collaboration opportunities with neighbouring properties, this parcel holds significant long-term development probability. Whether you're looking to hold onto a valuable land bank, develop a larger project, or simply enjoy a private estate, the combined value of the home & unique acreage makes this a rare and compelling investment opportunity.

Living Room 19'25 x 12'42

Dining Room 13'17 x 8'75

Eat-In Kitchen 9'50 x 8'10

Primary Bedroom 13'25 x 10'67

Bedroom 13'63 x 9'56

Bedroom 10'25 x 9'17

Four Piece Bath

Recreation Room 37'60 x 15'67

Hobby Room 13'17 x 10'17

Laundry Room 13'50 x 13'50

Three Piece Bath

Listing Presented By:



Originally Listed by:  
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