



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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