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***LAND FOR SALE***  
**539 ST ANNE'S ROAD, WINNIPEG, MB**

<b>LOCATION</b>	In St. Vital, S.E. Winnipeg, on the east side of St. Anne's Road just north of Bishop Grandin Blvd. The nearby area is comprised of large and smaller retail/office development with St. Vital Shopping Centre 1 block west and servicing a large residential neighbourhood.
<b>DESCRIPTION</b>	Presently located on the land are smaller buildings including a 1 ½ storey home of approx. 1,388 sq. ft. with full basement built 1932 as well as several shed-like garages, gravel driveway to the home and natural prairie grasses on the eastern half. Services to the land include electricity, natural gas, sewer/water and telephone.
<b>LOT SIZE</b>	Irregular Lot of approx. 90,905 sq. ft./ 2.087 acres: frontage approx. 77.28 ft. and continues east to the Seine River. North perimeter approx. 1,080.18 ft. and angles to the river for approx. 265 ft.; south perimeter approx. 587.3 ft. with short interruption of neighbouring lot and continues for approx. 637 ft. to the river.
<b>ZONING</b>	R1e - Residential, SF - Estate
<b>LEGAL DESC.</b>	SP Lot 16, Plan 23010, RL 46/47 St Vital, Title # 1791811.
<b>TAXES (2011)</b>	\$1,809.33
<b>ASSESSMENT (2011)</b>	\$257,000.00
<b>LIST PRICE</b>	<b>\$595,000.00</b>

“This information, although believed to be accurate, is not warranted to be so”.

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