

RARE OPPORTUNITY (+/-) 8 ACRE RESIDENTIAL DEVELOPMENT LAND



SPRINGFIELD ROAD

Brett Intrater
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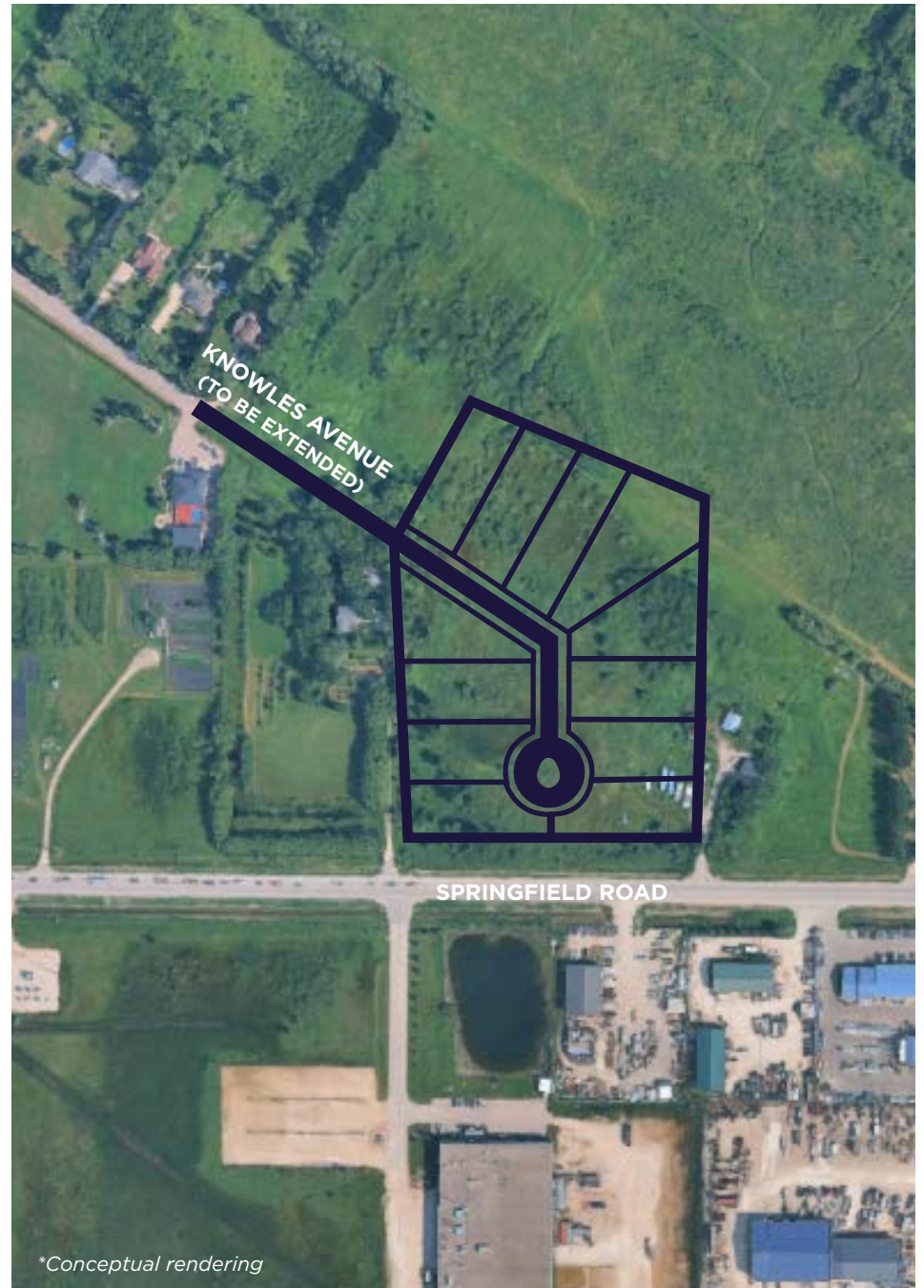
PROPERTY HIGHLIGHTS

(+/-) 8 ACRES AVAILABLE

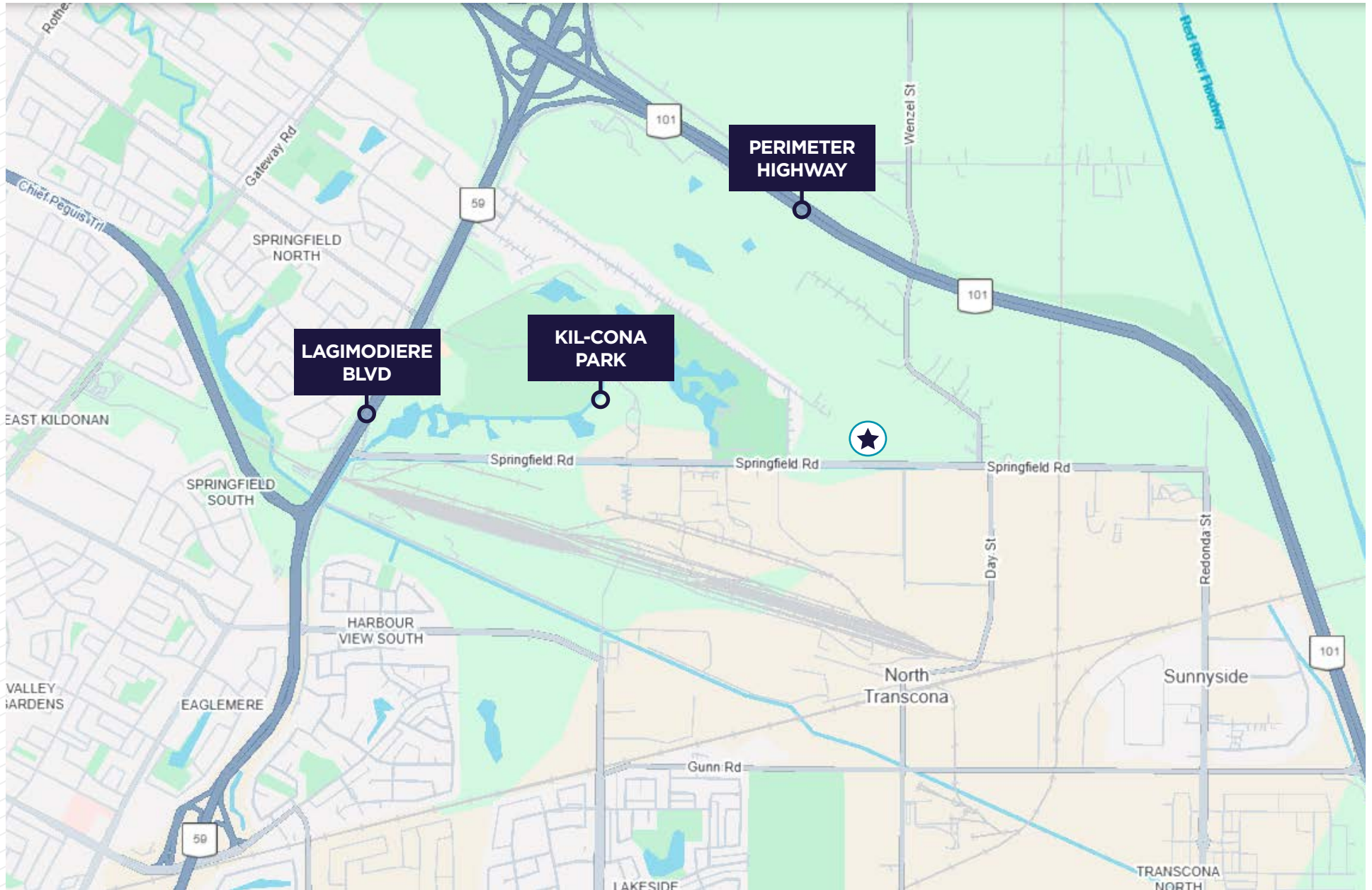
- Rare 8-acre residential opportunity within Winnipeg City limits
- Zoned RR2 – Rural Residential 2 zoning supporting large-lot rural residential development
- Strategically positioned along Springfield Road with excellent exposure and accessibility
- Generous acreage offering significant flexibility for a spacious residential estate or potential large-lot residential concept, subject to applicable approvals
- Convenient access to Lagimodière Boulevard, and the Perimeter Highway
- Close to Kilcona Regional Park and Harbourview Park & Recreation Complex, offering exceptional recreational amenities nearby
- Situated within an established northeast Winnipeg area with a blend of residential, recreational and commercial uses

SALE PRICE: \$1,490,000

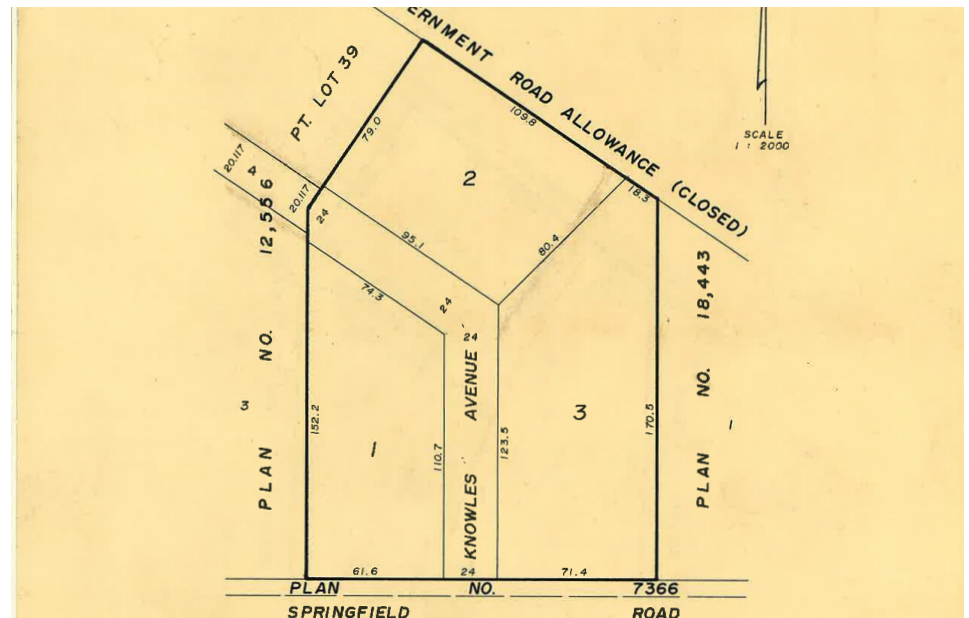
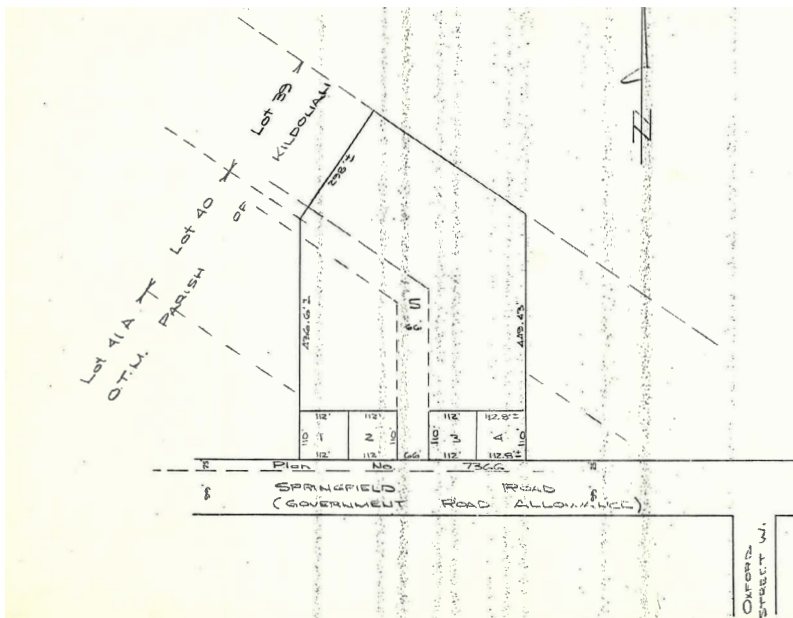
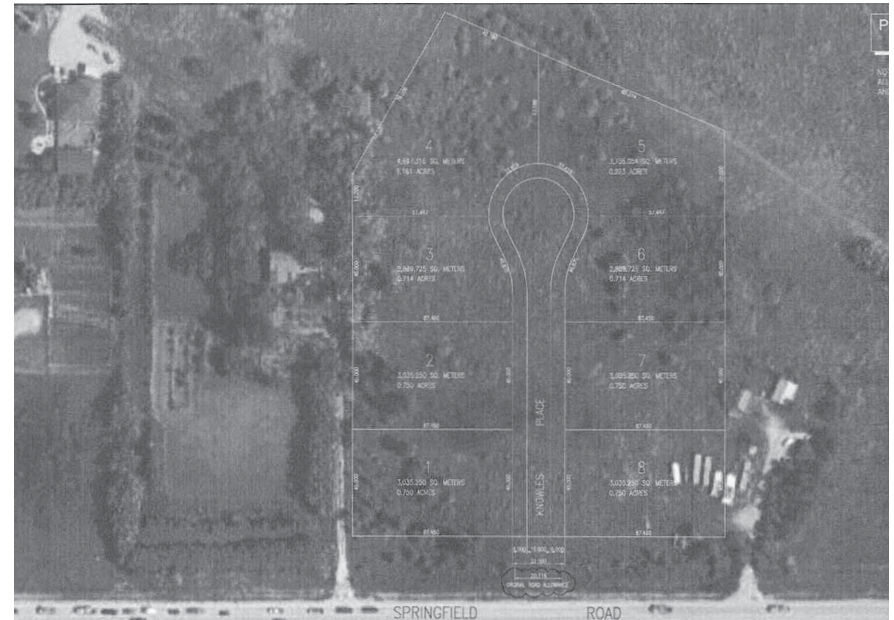
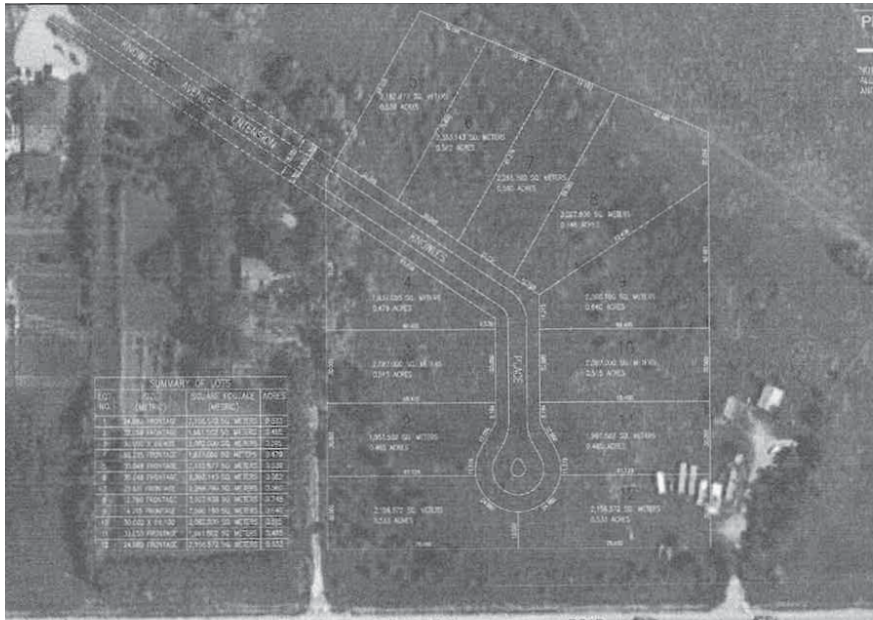
PROPERTY TAXES: \$3,357.20 (2026)



AMENITIES MAP



CONCEPTUAL SUBDIVISION PLANS





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8 ACRES ALONG SPRINGFIELD ROAD | CW WINNIPEG