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ISSUE NO. 42

DANEAULT

REAL ESTATE & LIFESTYLE

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ROYAL LEPAGE
Prime Real Estate
INDEPENDENTLY OWNED AND OPERATED

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DEREK DANEAULT PERSONAL REAL ESTATE CORPORATION
1877 HENDERSON HIGHWAY, WINNIPEG, MB R2G 1P4

NOT INTENDED TO SOLICIT PROPERTIES CURRENTLY LISTED FOR SALE.

DEREK DANEAULT

REALTOR® - ROYAL LEPAGE PRIME REAL ESTATE

ROYAL LEPAGE® NATIONAL CHAIRMAN'S CLUB™ TOP 1% 2024

Derek Daneault has been providing superior Real Estate services with over 20+ years of industry experience. Working with Royal LePage ensures that our listings are not only marketed locally in Manitoba but also Nationally from the Royal LePage Canadian brand to generate the highest level of exposure to your property. Building a marketing plan specifically tailored to your home is the key to a successful experience. We will customize a marketing plan to meet your selling needs and ultimately achieve our goal to sell your property while navigating current market conditions.

CONTACT ME FOR A FREE MARKET EVALUATION ON YOUR PROPERTY!
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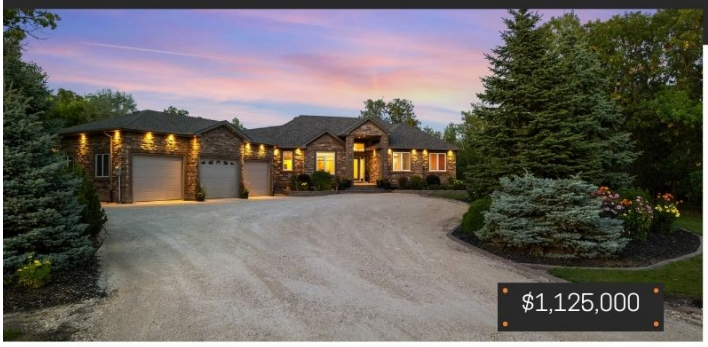
RESIDENTIAL SALES BY AREA

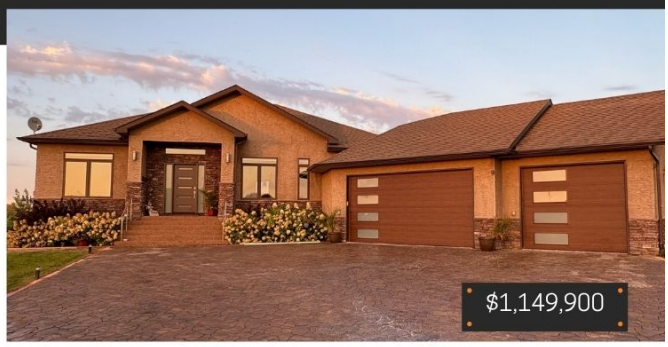
YOUR MARKET

OCTOBER 1ST - OCTOBER 31ST, 2025

	# OF LISTINGS	# OF SOLDS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
HEADINGLEY	1W 21 5W 8	4 4	$958,898 $676,350	25 22
EAST ST. PAUL	11	8	$1,284,300	38
ST. CLEMENTS	27	8	$586,988	29
WEST ST. PAUL	48	12	$566,215	28
ST. ANDREWS	20	9	$482,489	28
SPRINGFIELD	34	15	$624,313	36
NORTH KILDONAN	6	9	$459,481	9
RIVERBEND/RIVERGROVE	42	16	$550,101	22
STONEWALL/STONY MOUNTAIN	15	11	$504,227	18

"*BASED UPON MLS® RD 2025 SALES"
"*NORTH KILDONAN - MLS AREA 3G"





9258 WHITEMOUTH LAKE ROAD, MB

GORGEOUS ESTATE

BEAUTIFUL, CUSTOM-BUILT 3217 SF HOME, 3 BEDROOMS, 2.5 BATHROOMS, SITUATED ON A 159.44 ACRE PROPERTY WITH A HEATED AND INSULATED DOUBLE DETACHED GARAGE! PLUS SO MUCH MORE!

9258 WHITEMOUTH LAKE ROAD, VASSAR, MB
OFFERED AT $1,249,900

PROPERTY FEATURES

CONCRETE BEAMS AND ROOF, EXPANSIVE GARDEN SPACE, BARN, PEACEFUL POND, OVER 5KM OF QUADDING TRAILS, CAMPER HOOKUPS

ROYAL LEPAGE Prime Real Estate
INDEPENDENTLY OWNED AND OPERATED

Laura Rege's

SWEET POTATO MAPLE BROWN BUTTER GNOCCHI

YIELDS: 4-6 servings
PREP TIME: 10 mins
TOTAL TIME: 30 mins

INGREDIENTS

Kosher salt
2 (1-lb.) gnocchi packages
¾ cup (1 ½ sticks) unsalted butter, divided
¼ cup packed fresh sage leaves
4 garlic cloves, finely chopped
1 ½ cups low-sodium chicken or vegetable broth
1 cup canned sweet potato puree
1 Tbsp. maple syrup
Freshly ground black pepper
2 Tbsp. heavy cream
Grated parmesan and crushed red pepper flakes, for serving

DIRECTIONS

1. In a large pot of boiling salted water, cook gnocchi, stirring occasionally, according to package instructions until al dente. Drain.
2. Meanwhile, in a small pot over medium heat, melt 1/2 cup (1 stick) butter. Once melted, reduce heat to medium low and continue to cook, watching closely and stirring occasionally, until butter simmers and starts to turn golden. Once simmering stops and butter is golden and smells nutty, let cool about 5 minutes.
3. In a large, high-sided skillet over medium heat, melt remaining 4 tablespoons butter. Add sage and cook, stirring occasionally, until leaves are crisp and butter is light golden, 2 to 3 minutes. Transfer sage to a paper towel-lined plate, leaving butter in skillet. Add garlic and cook, stirring, until fragrant and light golden, about 30 seconds.
4. Whisk in broth, sweet potato puree, and maple syrup and bring to a boil; season with salt and black pepper. Cook, stirring occasionally, until slightly thickened, about 1 minute. Stir in gnocchi and cream and cook, tossing a few times, until coated, about 2 minutes; season with salt and black pepper. Top with Parmesan, red pepper, crispy sage leaves and browned butter.

$949,000
$737,000
$349,900
SOLD
$749,900
$995,000
$489,900
SOLD
$649,900
SOLD
$1,098,888
$379,900
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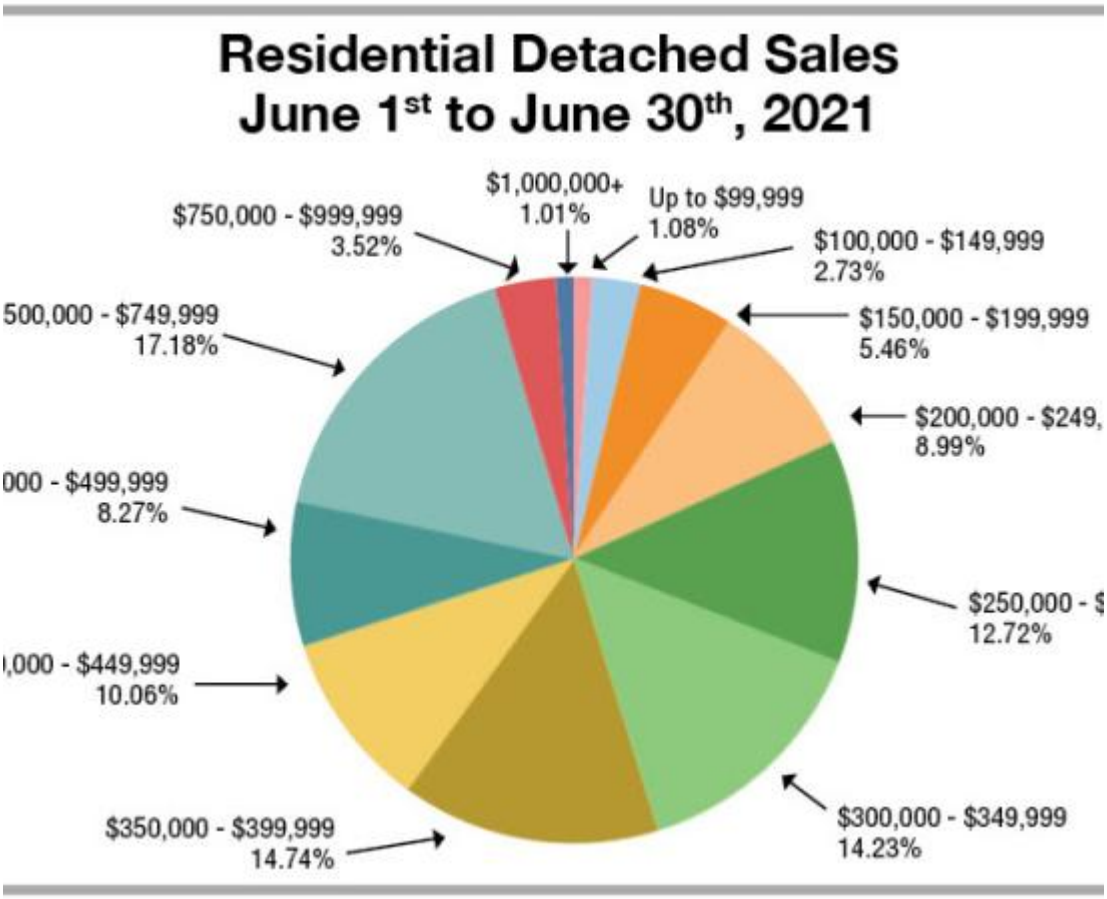
10.11.25

November 2025 Newsletter

More Information



08.07.21

Winnipeg Regional Real Estate Board Market Release for June 2021

More Information

22.12.20

2020 Chariman's Club Award

More Information

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