



WINNIPEG LOCAL GUIDE

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I'M AINSLEY

Whether you're considering a move from out of state or just up the road – this is a comprehensive guide to living your best life in Winnipeg.

I'm Ainsley, a Winnipeg local.

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A few things I love about it here...

FRIENDLY PEOPLE

AFFORDABLE LIVING

FESTIVALS & CULTURE

BEAUTIFUL PARKS

FOUR SEASONS FUN



AMAZING ACTS ARE ALWAYS
COMING THROUGH TOWN!



WHAT MAKES WINNIPEG SPECIAL?

WHY PEOPLE LOVE IT

- Winnipeg's top public & private schools
- Award-winning Winnipeg airport
- Moderate cost of living in Winnipeg
- Easy access to Winnipeg's rivers, beaches & bays
- Great transit & bike paths across Winnipeg
- Winnipeg's active sports scene
- Pro-local business & foodie paradise
- Dozens of Winnipeg parks & weekly farmers markets

DEMOGRAPHICS

- 749,600 residents
- Median age: 38.8

FUN FACTS

- Slurpee Capital of the World 🥤
- World's longest skating trail 🛹

LOCAL FAVORITES



COFFEE

- Parlour Coffee
- Little Sister Coffee Maker
- Fools & Horses
- Thom Bargen
- Café Postal



SUPPORT LOCAL

- Coal and Canary (candles)
- Forks Trading Company
- Beeproject Apiaries (local honey)
- Plant Vitamins (plant care)



BREAKFAST & LUNCH

- Stella's Café & Bakery
- Clementine Café
- The Tallest Poppy
- Juneberry
- Modern Electric Lunch



ADVENTURE

- Explore The Forks
- Skate the river trail
- Visit Assiniboine Park & Zoo
- Tour the Canadian Museum for Human Rights



DINNER

- 529 Wellington
- Deer + Almond
- Segovia Tapas Bar
- Harth Mozza & Wine Bar
- Maque



SWEET TREATS

- Baked Expectations
- Jenna Rae Cakes
- Oh Doughnuts
- Chaeban Ice Cream
- Bridge Drive-In (BDI)

IF YOU'RE LOOKING FOR SOMETHING SPECIFIC...

From charming historic districts to new build neighborhoods with amenities—there's something for everyone.

ESTABLISHED

- River Heights
- Tuxedo
- St. Boniface
- Wolseley

NEW BUILDS

- Sage Creek
- Bridgwater Trails
- Devonshire Park
- Aurora at North Point

WALKABLE TO SHOPS

- Osborne Village
- Corydon Village
- Exchange District
- St. Boniface

LARGE LOTS & ACREAGE

- Charleswood
- Sage Creek
- South St. Vital
- Bridgewater

HISTORIC

- Exchange District
- St. Boniface
- Wolseley
- Armstrong's Point

QUICK ACCESS TO NATURE

- St. Vital
- Charleswood
- North Kildonan
- South St. Boniface

< 20 MINS TO DOWNTOWN

- River Heights
- St. Boniface
- Crescentwood
- West End

> 20 MINS TO DOWNTOWN

- Sage Creek
- South Pointe / Waverley West
- Island Lakes
- Amber Trails

LOCAL NEIGHBORHOODS



Wolseley

Median: ~ \$445 K

the "Granola Belt," it's known for its artsy vibe, independent shops, organic markets, and a strong community spirit.



Osborne Village

Median: ~ \$346 K

youthful and vibrant neighborhood filled with character homes, boutiques, cafés, and an easy-going, pedestrian-friendly layout.



Exchange District

Median: ~ \$346K

Historic and cultural hub, this area is home to heritage buildings, galleries, cafes, and vibrant street life.

LOCAL NEIGHBORHOODS



River Heights

Median: ~ \$520K

Classic, family-friendly charm with elm-lined streets, boutiques, great schools, and easy access to downtown.



St. Boniface

Median: ~ \$356K

Winnipeg's French Quarter—rich in heritage, cafés, festivals, and cultural landmarks.



Crescentwood

Median: ~ \$670K

Historic prestige area with grand homes, leafy boulevards, Corydon Avenue cafés, and boutique shopping.

LOCAL NEIGHBORHOODS



Tuxedo

Median: ~ \$882K

Winnipeg's premier luxury enclave—spacious homes, leafy lots, and steps to Assiniboine Park.



Charleswood

Median: ~ \$500K

Offers a relaxed, nature-filled feel with mature trees, larger lots, winding roads, and easy access to trails and green space.



Riverview

Median: ~ \$424K

Cozy, riverside neighborhood with character homes, parks, and close access to Osborne Village.

Schools in Winnipeg

Winnipegis lucky to have some amazing schools! If you'd like to speak to someone with first-hand experience at one of our local schools, please reach out. I can likely connect you to someone with children there!

DAYCARE & PRE-K

Kids & Company
Downtown Winnipeg

Richmond Kings Nursery School
Fort Richmond

Lakewood Children's Centre Inc.
South Winnipeg (Lakewood area)

River East Montessori School
North Kildonan

MIDDLE SCHOOL

Gonzaga Middle School
Point Douglas

Mennonite Brethren Collegiate Institute
Jefferson / North Winnipeg

Grant Park High School (Grades 7-8)
Grant Park / River Heights area

École Lansdowne
West Kildonan

ELEMENTARY SCHOOL

École Provencher
St. Boniface

École Tuxedo Park School
Tuxedo

Robert Browning School
Westwood

Radisson School
Transcona

HIGH SCHOOL

Shaftesbury High School
Tuxedo / Charleswood

Oak Park High School
Charleswood

Collège Jeanne-Sauvé
St. Vital

Vincent Massey Collegiate
Fort Garry

Planning Your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in Winnipeg!



The Process of Moving

- 01 Schedule a call.** During this call, I'll answer any questions you have about Winnipeg and we'll discuss your goals, budget and timeline.
- 02 Plan a visit.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.
- 03 Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04 Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We'll determine whether you want to make a trip or coordinate remotely.
- 05 Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)



I'm your boots on the ground

Helping newcomers find the right fit in Winnipeg is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Winnipeg.

You'll also have easy access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

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[SCHEDULE A 15 MIN CHAT](#)

[GET FIRST DIBS ON LISTINGS](#)

"You truly went above and beyond. We don't know how we'd have done this without you!"

THE SMITHS

"We were overwhelmed before we met you. You were the key in making this possible."

THE KELLYS

"Two words: five stars. That's the best way to describe working with Ainsley. We're so grateful."

THE BRYANTS