

# DANEAULT

REAL ESTATE & LIFESTYLE

*East St Paul + Surrounding Areas*

**SOLD**

**THE  
MARKET**

YOUR HOME, YOUR AREA

LAURA REGE'S  
*Sweet Potato  
Maple Brown  
Butter Gnocchi*

**ROYAL LEPAGE**  
Prime Real Estate  
INDEPENDENTLY OWNED AND OPERATED

**TRUST. HONESTY. EXPERIENCE**



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**

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!**  
204-989-7900 / [WWW.DEREKDANEAULT.COM](http://WWW.DEREKDANEAULT.COM)



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



RESIDENTIAL SALES BY AREA

## YOUR MARKET

OCTOBER 1<sup>ST</sup> - OCTOBER 31<sup>ST</sup>, 2025

|                          | # OF LISTINGS | # OF SOLDS | AVERAGE SALE PRICE | AVERAGE DAYS TO SELL |
|--------------------------|---------------|------------|--------------------|----------------------|
| HEADINGLEY               | 21            | 4          | \$958,898          | 25                   |
| 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\*\*



\$1,125,000



\$1,149,900



SOLD

\$1,199,900



SOLD

\$1,549,900





# 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

### INGREDIENTS

|                                             |                                                            |
|---------------------------------------------|------------------------------------------------------------|
| Kosher salt                                 | 1 ½ cups low-sodium chicken or vegetable broth             |
| 2 (1-lb.) gnocchi packages                  | 1 cup canned sweet potato puree                            |
| ¾ cup (1 ½ sticks) unsalted butter, divided | 1 Tbsp. maple syrup                                        |
| ¾ cup packed fresh sage leaves              | Freshly ground black pepper                                |
| 4 garlic cloves, finely chopped             | 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.



**YIELDS:** 4-6  
servings

**PREP TIME:** 10 mins

**TOTAL TIME:** 30 mins





\$949,000



\$737,000



\$349,900



SOLD

\$749,900



\$995,000



\$489,900



SOLD

\$649,900



SOLD

\$1,098,888



\$379,900



\$549,900

# Forest Oaks

**CUSTOM HOMES  
STARTING AT \$489,900**



COOKS CREEK



ST. PETERS RD.

**17 FULLY  
SERVICED  
LOTS**



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HOME OF YOUR  
DREAMS TODAY!**

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Forest Oaks  
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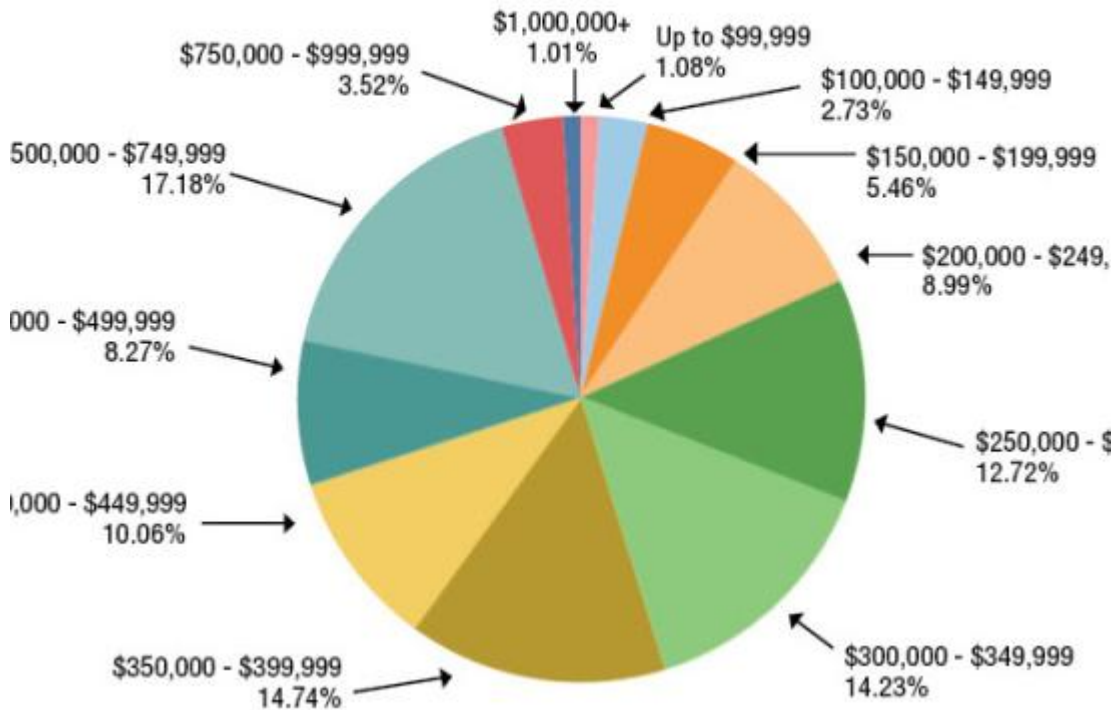
[10.11.25](#)

### [\*\*November 2025 Newsletter\*\*](#)

[More Information](#)

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## Residential Detached Sales June 1<sup>st</sup> to June 30<sup>th</sup>, 2021



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[08.07.21](#)

## [Winnipeg Regional Real Estate Board Market Release for June 2021](#)

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[22.12.20](#)

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