



101 Diane Drive West St Paul

\$839,900

Fantastic .38-acre riverfront property in the community of Lister Rapids! Rare opportunity to own a lovingly cared-for home, proudly maintained by its original owners. A vaulted front entrance sets the tone, leading into the living and dining rooms. The adjacent kitchen features oak cabinetry and granite countertops, offering a timeless look and functionality. The family room is accented by hardwood floors and a warm fireplace. The home includes 3 beds and 3.5 baths, with the primary suite boasting a 4-piece ensuite complete with heated tile flooring and a dual vanity. The finished basement is designed for entertaining, featuring a pool table, wet bar, gas fireplace and convenient bathroom. A sunroom overlooks the river and leads to a cedar deck and spacious yard, with a mature apple tree. Additional features include a 12x12 shed, central vac, alarm system, and an oversized triple attached garage. Major updates include the furnace, air conditioning, and roof (all 5 yrs old). Enjoy a strong sense of community with a children's playground down the street and an elementary school nearby, making this an ideal setting for families seeking space, comfort, and a riverfront lifestyle! Pic 24 is virt. staged

Living Room 16 x 13'50

Dining Room 20 x 11

Family Room 17'08 x 14'33

Sunroom 10'33 x 10'08

Laundry Room 8'42 x 6'42

Primary Bedroom 16'33 x 12

Four Piece Ensuite Bath

Bedroom 12'17 x 12'50

Bedroom 12'17 x 12'17

Four Piece Bath

Two Piece Bath

Recreation Room 26'17 x 31'50

Three Piece Bath

Listing Presented By:



Originally Listed by:

Royal LePage Prime Real Estate
derekdaneault@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca