



1055 TOSHACK Road West St Paul

\$514,900

OTP SEPT 18 @ 6PM. Welcome to this cherished original-owner home, proudly owned since 1985, perfectly set on a sprawling 2.5-acre lot in West St. Paul! Step inside to a bright formal living & dining room highlighted by a large bay window, an inviting space for gatherings. The spacious kitchen features a built-in oven, glass cooktop, tiled backsplash & floors, and opens effortlessly to the sunken family room w/ vaulted ceilings & a cozy tiled fireplace. Down the hall, you'll find 3 well-sized bedrooms, including the primary suite w/ a walk-in closet & 3-piece ensuite. A 4-piece bath w/ both tub & shower completes the main level, accented by gleaming hardwood floors & abundant natural light throughout. The lower level offers a vast near-blank canvas w/ laundry, storage & rough-in plumbing for a future bathroom, ready for your personal touch. Improvements include a high-efficiency furnace, central air, hot water tank & shingles. Outside, enjoy a 22x28 double attached garage, large paved driveway, mature trees (including 2 apple trees), concrete patio & plenty of open yard space. All this just minutes from Winnipeg, and steps from a playground, basketball court & skating rink!

Living Room 10'92 x 14'83

Kitchen 12'08 x 15'25

Primary Bedroom 11'92 x 14'92

Bedroom 9'92 x 12'25

Bedroom 9'92 x 12'25

Family Room 15'33 x 16'75

Dining Room 10'92 x 11'75

Laundry Room 9'50 x 15'33

Four Piece Bath

Three Piece Ensuite Bath

Listing Presented By:



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