



106 River Drive Selkirk

\$789,900

Situated in one of the Selkirk's most desirable and rarely available neighbourhoods. Nearly 3,000 SF of beautifully designed living space, this 4 bedroom home perfectly balances entertainment areas with family comfort. Step inside to find an elegant formal living room and a dedicated formal dining room, creating a setting ideal for family celebrations. The heart of the this home is the spacious kitchen, showcasing granite countertops, a bright eating area, and a functional island, and flows seamlessly into the sunken family room with gas fireplace. The upper level is highlighted by a massive primary suite. Enjoy your morning coffee on your personal balcony, or unwind in the 5-piece ensuite complete with a corner jetted tub, separate shower, double vanity and large walk in closet. The finished walkout basement expands your living space even further, leading out to a spacious backyard. Backing onto a public reserve, you'll enjoy stunning, uninterrupted views and ultimate privacy with no backyard neighbours. Additional features include a 3-season sunroom, double attached garage, and updates including a newer furnace, HRV, hot water tank, deck, and shingles. This home is ready for its next chapter.

Eat-In Kitchen 14'08 x 12'33
 Family Room 14 x 13'75
 Living Room 17 x 11'92
 Dining Room 12 x 10'92
 Bedroom 12'67 x 11
 Laundry Room 6'58 x 5'42
 Two Piece Bath
 Sunroom 11'42 x 9'67

Primary Bedroom 15'08 x 14'17
 Five Piece Ensuite Bath
 Bedroom 11'67 x 10'08
 Bedroom 13'58 x 9'42
 Four Piece Bath
 Recreation Room 34'33 x 13'67
 Recreation Room 17'08 x 11'17

Listing Presented By:



Originally Listed by:
 Royal LePage Prime Real Estate

rmoyer@mymts.net
<http://www.teammoyer.ca>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
 Winnipeg, MB, R2G 1P4

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