



# 1138 RIVER Road St Andrews

\$999,900

Welcome to this beautifully designed 2,600 SF raised two-story home, offering a rare combination of luxury, comfort, and privacy. Situated on 2.81 acres of pristine riverfront property, this open-concept home features an abundance of windows, filling every room with natural light. The main floor boasts a spacious living area, a gourmet kitchen, and a dining room, perfect for entertaining. Upstairs, you'll find 3 generous bedrooms, while the primary suite is a true retreat with a spa-like ensuite, walk-in closet, and private balcony. Enjoy outdoor living in the landscaped backyard, complete with a large composite deck and a charming pergola. Additional features include 4.5 bathrooms, a double-car garage, and convenient proximity--just 5 minutes to Selkirk and 20 minutes to Winnipeg. This is an exceptional opportunity to own a luxurious, tranquil home in a prime location.

Laundry Room 14 x 13'50  
Den 11'17 x 11  
Dining Room 13 x 12'33  
Den 17'50 x 11  
Kitchen 12'33 x 11  
Two Piece Bath  
Porch 17'50 x 13  
Primary Bedroom 13'42 x 13'17  
Four Piece Ensuite Bath

Bedroom 12'08 x 11'17  
Bedroom 12'17 x 11'08  
Four Piece Bath  
Recreation Room 13'25 x 12'25  
Second Kitchen 15'75 x 10'67  
Bedroom 12'75 x 12'50  
Four Piece Ensuite Bath  
Bedroom 15'67 x 10'50  
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