



# 1141 Mollard Road West St Paul

\$1,339,900

GREAT FAMILY HOME! Situated on a treed 1.36 acre lot in the desirable West St Paul is this 2,300 SF, 4 bed, 3.5 bath home featuring neutral tones and a stunning sunroom! The living room offers a large window radiating natural light to the space and access to the formal dining room. The eat-in kitchen offers stainless steel appliances, plenty of cabinet space, a large island, and access to the deck and backyard. The sunken family room offers a cozy gas fireplace and direct access to the sunroom and backyard - the perfect spot to sip on your morning coffee! A 2pc bath and laundry room completes the main floor. The primary bedroom retreat features a large bay window overlooking the backyard, a walk-in closet, and access to a 5pc ensuite. Two additional bedrooms and a 4pc bath completes the upper level. The lower level offers a spacious rec room, additional bedroom, and a 3pc bath. Enjoy a triple attached garage for your tools and toys!

Living Room 12'92 x 14  
Dining Room 9'92 x 12'58  
Eat-In Kitchen 11 x 17'25  
Family Room 12'58 x 17  
Two Piece Bath  
Primary Bedroom 15 x 13'50  
Five Piece Ensuite Bath

Bedroom 9'92 x 10'58  
Bedroom 11'17 x 11'33  
Four Piece Bath  
Recreation Room 18 x 16  
Bedroom 11 x 12  
Three Piece Bath

Listing Presented By:



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