



116 NORTH HILL Drive East St Paul

\$589,900

Offers Mon March 30th. SS 3/24/26. Incredible opportunity awaits in the exclusive East St Paul neighbourhood! This beautiful home is hitting the market for the first time in 31 years. This 1,500sf bungalow features 4 bedrooms, 3 full bathrooms, double garage, finished basement, and sits on a massive lot with beautiful mature trees. The main floor features a large living room with hardwood floors & is open to the formal dining space. The kitchen is stunning with granite counter tops, tons of cabinet space, tiled backsplash, gas stove top, double wall mounted oven, large island with seating for 4, and a patio door right out to the deck. Open to the kitchen is an awesome flex/dining space that features a gorgeous brick fireplace. There's 3 bedrooms on the main floor with the primary having a full en-suite bathroom. The basement features a huge rec space with an additional den space providing tons of room for entertaining. There's a 4th bedroom down stairs (window may not meet egress), a full bathroom, & a large laundry room with built in cabinets. The backyard is surrounded by mature trees and provides tons of space for activities + family memories! Very rare opportunity for your family to call ESP home!

Kitchen 13'42 x 14'25
Eat-In Kitchen 13'42 x 8'17
Dining Room 13'67 x 10'67
Living Room 16 x 13'92
Bedroom 9'83 x 9
Bedroom 9'83 x 10'83
Primary Bedroom 12 x 11'50

Three Piece Ensuite Bath
Three Piece Bath
Bedroom 19'33 x 10
Recreation Room 28 x 12'83
Den 13'17 x 13'33
Laundry Room 11'33 x 12'92
Three Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

MichaelWalker@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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