



164 Hazel Avenue St Andrews

\$559,900

Showings start Tuesday Sept 8 with offers reviewed Monday Sept. 14 at 6:30pm. Tucked into 4.68 acres in St. Andrews, this is the kind of property that gives you room to breathe, room to roam and a few good reasons to stay outside a little longer. Mature trees wrap around the home while open pasture, a shop, a barn, hay shelter and additional outbuildings create a setup with real flexibility. There's even a tucked-away little shed that feels made for a studio, hobby space or quiet escape. The house itself has a warm, unpretentious feel with a wood stove anchoring the living room, big windows bringing the outdoors in and a generous dining area overlooking the property. Step outside to a massive deck with plenty of room for long dinners, morning coffee or watching the dog burn off some energy. Two bedrooms, two bathrooms, a finished lower level and an attached double garage round out the practical side. Private, peaceful and full of possibility, this is acreage living with its own personality. Book your showing, come explore everything this property has to offer (including the secret chicken coop), and you may discover the one you've been waiting for.

Living Room 18'52 x 11'20

Kitchen 16'60 x 10'90

Living Room 16'60 x 10'90

Four Piece Bath

Bedroom 10'80 x 7'20

Primary Bedroom 13'40 x 9'70

Two Piece Bath

Bedroom 10'20 x 9'80

Dining Room 11'12 x 11'11

Recreation Room 16 x 11'80

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
heathervandenberg@royallepage.ca
a



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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