



## 171 Byers Drive St Clements

\$489,900

Your Dream Home Awaits! Welcome to Forrest Oaks Development, a picturesque community with park-like surroundings, paved roads, and fully serviced lots. This stunning 3 bed , 2 bath home boasts a thoughtfully designed 1,225 SF floor plan with premium finishes throughout. Step into the inviting great room, highlighted by a soaring 10-foot tray ceiling. The kitchen is a chef's dream, featuring custom cabinetry, a stylish tiled backsplash, quartz countertops, and soft-close drawers. The spacious primary suite offers a large walk-in closet and an elegant ensuite with a walk-in tiled shower. Two additional bedrooms, a luxurious 4-piece bath, and a roughed-in full bath in the lower level provides plenty of space for family and guests. The insulated and drywalled basement offers endless potential, while the oversized 24x24 double-attached garage is perfect for all your tools and toys. Built with quality and durability in mind, this home features an ICF foundation, triple-pane windows, a steel beam, a 200-amp panel, and a New Home Warranty for peace of mind. Don't miss the chance to call this exceptional property in Forrest Oaks your new home!

Primary Bedroom 13'75 x 11

Three Piece Ensuite Bath

Walk-in Closet 5 x 5

Bedroom 9 x 10'17

Bedroom 9'83 x 9'50

Great Room 15 x 16

Kitchen 10'50 x 10

Dining Room 10 x 10'75

Four 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