

## 1949 PRAIRIE RIDGE Drive East St Paul \$1,199,900

S/S 6/1. Welcome to this stunning 5-bedroom, 3.5-bathroom home set on a picturesque 2-acre estate in the highly sought-after community of East St. Paul. Offering 1,800 sq. ft. of thoughtfully designed living space, this home seamlessly blends comfort and style. The open-concept main floor features a modern eat-in kitchen, a cozy breakfast nook, and a spacious living room with a glass-faced fireplace and an eye-catching brick feature wall. Off the kitchen, the bright sunroom with wall-to-wall windows opens onto a scenic balcony-perfect for relaxing or entertaining with views of the expansive backyard. The large primary bedroom offers a walkthrough closet and an updated 4-piece ensuite. Two additional bedrooms, a main floor laundry room, plus both 2-piece and 4-piece bathrooms complete the main level. The fully finished lower level includes a generous recreation room with a wet bar and natural gas fireplace, two more bedrooms (or ideal home office spaces), and a 3-piece bath with a steam shower. Outside, the Barkman Stone driveway and the triple attached garage offers ample space for vehicles, tools, and toys. Book your private showing today

Eat-In Kitchen  $16'67 \times 9'67$ Dining Room  $12'50 \times 9'67$ Bedroom  $11 \times 9'67$ Bedroom  $14 \times 11'42$ Two Piece Bath Other  $9'42 \times 8'50$ Primary Bedroom  $12'92 \times 12'08$  Mudroom 13'50 x 7'33 Bedroom 14 x 11'42 Great Room 15'17 x 15 Bedroom 11 x 9'67 Four Piece Ensuite Bath Three Piece Bath 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