



## 2 Hudson's Bay East St Paul

\$1,249,000

STUNNING WALK-OUT BASEMENT! Custom built in 2022 is this 5 bed, 4 bath home featuring over 4,200 SF of living space, triple pane windows, and high-end finishes throughout! The grand entrance greets you w/a soaring 20ft ceiling & a dual sided electric fireplace. The great room features a 20ft ceiling, large windows illuminating the space w/natural light, & an electric fireplace. The island kitchen offers ample cabinet space, quartz counters, high-end Bosch appl, cooktop, a built-in wine rack, & patio doors to the 14x12 deck. A secondary kitchen, a 3pc bath, and a bedroom complete the main floor. The primary bedroom suite features large windows, a walk-in closet, & a deluxe 4pc ensuite. 2 add't bedrooms, a 5pc bath, laundry, & a loft overlooking the great room completes the upper level. Entertain your guests in the sprawling walk-out lower level featuring a rec room w/a wet bar & electric fireplace, games area, add't kitchen, bedroom, 4pc bath, & a gym. Enjoy a triple attached garage for your tools & toys!

Great Room 17 x 15

Office 13 x 11

Three Piece Bath

Bedroom 11 x 10'08

Five Piece Bath

Bedroom 14 x 11

Kitchen 21 x 16'25

Bedroom 13 x 12'17

Primary Bedroom 13 x 15

Bedroom 12'50 x 11

Recreation Room 33 x 16

Hobby Room 15'17 x 10'15

Second Kitchen 15 x 8

Mudroom 8 x 7

Four Piece Ensuite Bath

Loft 17'75 x 12

Four Piece Bath

Gym 14 x 8'25

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