



23 Mariners Trail West St Paul

\$699,900

GREAT FAMILY HOME! Crafted by Gino's Homes in the desirable River's Edge Estates is this 1,718 SF, 3 bedroom, 2 bathroom bungalow featuring an open concept layout, neutral tones, and ample natural light throughout. The inviting living room offers large windows illuminating the space with natural light and a cozy corner fireplace. The kitchen features maple cabinets with plenty of storage space, tiled backsplash, stainless steel appliances, a walk-in pantry, tiered island, a dining area, and access to the deck and fully fenced backyard - perfect for hosting your guests this summer! The primary bedroom retreat offers a large window and access to a 4 piece ensuite. The formal dining room, two additional bedrooms, a 4 piece bath, and laundry room complete the main floor. Finish the lower level of your dreams! Enjoy a heated and insulated double attached garage for your tools and toys! Only 10 minutes to Lockport for a bite to eat and only 5 minutes to the Perimeter Highway for all amenities!

Living Room 26 x 20

Dining Room 16 x 12

Kitchen 26 x 15

Primary Bedroom 12 x 14

Four Piece Ensuite Bath

Bedroom 11'42 x 11'42

Bedroom 11 x 11

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