



2560 Henderson Highway East St Paul

\$599,900

O.H Sat 12-1:30 offers as received. Rarely offers is this 2253 sqft 3 bdrm bungalow situated on a half acre of prestigious river front in highly desirable East St Paul. Step inside to open concept main living area with laminate flooring and pot lighting throughout. Remodelled kitchen offers granite counters with waterfall island on both side, subway tile backsplash, gas stove & plenty of pot drawers. Formal dining has patio sliding doors leading to your completely private backyard with 12x10 deck overlooking the river. Sunken living room offers vaulted ceilings, custom wood feature wall with wood burning stone fireplace. 3 spacious main floor bedrooms with primary offering his and her closet. Remodelled 4 pc bathroom with herringbone tile flooring, deep soaker tub, tile tub surround and stone vanity. Full high and dry basement ready for development. Walk in sauna and 2 pc bathroom which can easily be converted to 3 pc bathroom. Room for 4th bedroom, huge rec room and access to your heated indoor pool area that can be easily converted to a oversized dbl car garage. Rare opportunity to own a river lot property in a high demand area only seconds from Winnipeg.

Kitchen 13'30 x 18'10

Dining Room 15'40 x 12'90

Living Room 8'20 x 15'70

Primary Bedroom 17'80 x 10'40

Four Piece Bath 7'40 x 7'60

Bedroom 11'80 x 10'20

Bedroom 10'20 x 10'30

Two Piece Bath

Listing Presented By:



Originally Listed by:
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