



## 280 BOWEN Avenue East St Paul

\$1,199,900

Experience exceptional estate living in this breathtaking East St. Paul home, offering 5 bedrooms, 4.5 bathrooms, and an incredible 4,900+ sq. ft. indoor pool house. Spanning over 12,000 sq. ft., this residence is built for luxury and entertaining. The open-concept layout flows effortlessly from the family room to the gourmet kitchen and spacious living area. The elegant primary suite boasts vaulted ceilings, south-facing windows, a spa-like 4-piece ensuite, and a walk-in closet. Additional highlights include a wine cellar, expansive rec room, multiple wet bars, and a state-of-the-art theater. Step outside to your private retreat—2.23 acres featuring a sprawling composite deck and a heated detached shop. Designed for year-round enjoyment, the impressive indoor pool house features stunning timber frame construction, a wood-burning fireplace, change room, bathroom, and more—offering the ultimate private retreat.

Two Piece Bath  
Kitchen 14'83 x 14  
Family Room 14'75 x 15  
Living Room 22'50 x 14'25  
Home Theatre 19'92 x 13  
Four Piece Bath  
Bedroom 12'50 x 10'33  
Recreation Room 11'33 x 11  
Loft 8'58 x 17'58  
Bedroom 12 x 16

Office 10'75 x 8'92  
Primary Bedroom 21'50 x 23'50  
Four Piece Ensuite Bath  
Four Piece Bath  
Recreation Room 17'75 x 33'75  
Bedroom 16'83 x 12'25  
Four Piece Bath  
Dining Room 10'42 x 12'75  
Primary Bedroom 20 x 13  
Laundry Room 9 x 6

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