



2808 Henderson Highway East St Paul

\$1,399,000

OTP 3/23. Incredibly rare opportunity in East St. Paul to secure a stunning 6-acre riverfront parcel offering approximately 300 feet of pristine waterfront. Properties of this size and caliber seldom become available, making this an ideal setting to build a luxury dream home, private estate, or pursue future development possibilities. The property also features a heated shop (220 wiring) with air conditioning and a balcony, offering incredible flexibility for hobbies, projects, storage, or workspace, with ample room to expand or customize to suit your needs. True value of the property resides in its expansive land, providing privacy, space, and endless potential for future use or redevelopment. Private and full of possibilities, this is an extremely rare opportunity along the river!

Primary Bedroom 14'92 x 13

Dining Room 10'08 x 14'83

Kitchen 20'92 x 14'50

Great Room 29 x 19'17

Sunroom 11'25 x 10'08

Laundry Room 8'83 x 9'75

Three Piece Ensuite Bath

Three Piece Bath

Bedroom 12'50 x 12'50

Bedroom 11'17 x 10'25

Two 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