



328 River Trail Drive West St Paul

\$999,900

Nestled on a park-like lot overlooking the river, this stunning 2200 sqft 2 storey home offers 5 beds, 4.5 baths, and a bright open-concept layout filled with natural light. The grand foyer greets you with a soaring ceiling, glass railings, and an eye-catching feature wall. The spacious living room boasts a large picture window and a cozy electric fireplace. The modern kitchen features ample cabinetry, quartz countertops, black SS built-in appliances, and a generous island. From the adjoining dining area, step out to the two-tier composite deck complete with a pergola, fire pit area, RV parking, shed, and beautifully landscaped yard. A convenient spice kitchen, a bedroom with its own 3-piece ensuite, and a laundry room complete the main level. Upstairs, the primary suite includes a walk-in closet and private 3-piece ensuite, along with two additional spacious bedrooms and another full bath. The fully finished lower level expands living space with a large rec room featuring a 100" electric fireplace and wet bar, a 3-piece bath, a bedroom, a gym room and abundant storage. Additional highlights include an extra-wide driveway and a heated triple attached garage! Photos 3-5, 10 and 19 are virtually staged.

Foyer 14'50 x 9

Laundry Room 8'58 x 5

Two Piece Bath

Primary Bedroom 12'67 x 5'50

Three Piece Ensuite Bath

Living Room 14'25 x 13'92

Kitchen 20'92 x 12

Second Kitchen 9'25 x 5'08

Dining Room 20'92 x 12

Primary Bedroom 13'50 x 13'92

Walk-in Closet 6'33 x 4'75

Four Piece Ensuite Bath

Bedroom 12'42 x 9'50

Bedroom 10'08 x 11'50

Four Piece Bath

Recreation Room 17'58 x 13'17

Other 9'67 x 8'17

Gym 17'08 x 10'67

Bedroom 15'67 x 7'67

Three Piece Bath

Utility Room 11'42 x 11'33

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
derekdaneault@royallepage.ca

ROYAL LePAGE

Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royallepage.ca