



3395 Henderson Highway Winnipeg

\$399,900

Showings start May 20th with offers presented Tuesday May 26th eve. **OPEN HOUSE SUNDAY MAY 24th 2:30-4:00 PM** Rare opportunities to enter the highly sought-after East St. Paul market at this level do not come around often. Welcome to 3395 Henderson Highway, a well-maintained home offering 1354 sq ft of living space situated on nearly half an acre with river views just steps from Dr. Hamilton Elementary School. This bright and inviting home features 2 spacious bedrooms, both showcasing large double corner windows that fill the space with natural light. The recently updated kitchen includes appliances and flows nicely into the main living areas finished with newer flooring throughout. Additional upgrades include a beautiful updated bathroom and fiberglass front entry door. A unique sunken living room or bonus space provides excellent flexibility and is ready for future development or customization. Downstairs offers a clean slate unfinished basement awaiting your vision. Located only minutes from the community club and approximately 3 minutes from the Perimeter Highway, this property offers the perfect blend of space, convenience, and small-community living while remaining close to Winnipeg amenities.

Eat-In Kitchen 19 x 10

Living Room 20 x 12'75

Primary Bedroom 13 x 11'75

Recreation Room 18'50 x 11

Bedroom 10 x 9'75

Three Piece Bath

Listing Presented By:



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