



36 Donald Road St Andrews

\$1,199,900

Welcome to this stunning custom-built Mannington home set on a beautifully treed 1.63-acre lot in St. Andrews! Offering 1879 sqft of thoughtfully designed living space, this 3-bedroom, 2-bath residence showcases an inviting open-concept layout filled with natural light from expansive windows and centered around a warm, cozy fireplace that creates an elegant yet comfortable living area. The adjoining dining space flows seamlessly into the well-appointed kitchen, featuring sleek porcelain countertops and dual built-in ovens. The spacious primary suite offers a private retreat with a walk-through closet leading to a beautiful 3-piece ensuite complete with dual vanity. A bright sunroom extends the living space and opens onto the deck, providing the perfect setting to relax while taking in the serene views of the mature, tree-lined yard. The large, partially finished basement has a separate, private entrance with the potential for a secondary suite or a dream workshop with oversized windows. Additional highlights include a triple attached garage and an expansive lot surrounded by established trees, creating a rare sense of privacy while still being nearby city amenities! Photos 28-29 are virtually staged.

Kitchen 19'67 x 11'83

Dining Room 15'42 x 12'25

Living Room 15'42 x 15'08

Pantry 9'58 x 4'75

Mudroom 9'58 x 7'33

Bedroom 10'50 x 9'58

Bedroom 18 x 13'33

Bedroom 12'08 x 12'08

Three Piece Ensuite Bath

Three Piece Bath

Walk-in Closet 8'42 x 5'50

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