



37 MCIVOR Lane St Andrews

\$499,900

Showings Start Friday Oct 24 - Offers as received. **OPEN HOUSE SATURDAY OCT 25th from 1-3 **This beautifully updated, river-facing home offers peace and privacy on 1.99 acres. A long driveway leads to a spacious yard with ample parking for vehicles and toys. Inside, you'll find tasteful updates throughout – including new flooring on the main and upper levels, a farmhouse sink, quartz countertops, and a mix of modern brass and contemporary lighting, along with refreshed bathroom fixtures. The bright formal dining and living rooms feature 9' ceilings, while the eat-in kitchen showcases abundant oak cabinetry with under-cabinet lighting. Upstairs offers three bedrooms, including a primary suite with ensuite bath. The fully finished basement provides additional living and storage space, reflecting the home's consistent care and attention over the years. Outdoors, enjoy a detached garage with an attached guest house featuring a kitchenette and private deck – perfect for guests or extended family. Don't miss your opportunity to own this stunning home! Call your agent today!

Living Room 10'33 x 17'42

Foyer 6'33 x 25'58

Dining Room 21'75 x 9'08

Four Piece Bath

Eat-In Kitchen 11'25 x 13'75

Mudroom 6'42 x 4'83

Primary Bedroom 9'75 x 23'08

Bedroom 9'83 x 9'08

Bedroom 14'92 x 12'75

Two Piece Ensuite Bath

Recreation Room 23'83 x 15'17

Laundry Room 6'58 x 15'08

Storage Room 10'50 x 14'58

Cold Room 9'83 x 5

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

meganzarichney@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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