



3767 PIPELINE Road West St Paul

\$869,900

S/S Now - Welcome to 3767 Pipeline Rd - a unique opportunity to own a beautifully maintained bungalow on a prime 20-acre parcel just minutes from the Perimeter. This expansive property boasts 338 feet of frontage and stretches 2,580 feet deep, offering incredible potential for future development. Zoned and approved for greenhouse use, it's ideal for those looking to invest, expand, or create a rural lifestyle with business potential. The home features 3 spacious bedrooms and 2.5 bathrooms, providing plenty of room for a growing family or guests. The bright, open living space offers a comfortable place to unwind, while the kitchen comes equipped with modern appliances and ample cabinetry. A standout feature is the fully finished basement with soaring 10-foot ceilings, a wet bar, and an indoor hot tub. Additional highlights include a large backyard with endless possibilities, a double garage, and abundant storage throughout. Whether you're dreaming of a hobby farm, a greenhouse operation, or simply a peaceful home with room to breathe, this property offers the flexibility and space to make it happen. Rarely does a property with this much land and this much potential come available so close to the city.

Living Room 18'50 x 12

Eat-In Kitchen 17'50 x 10'75

Dining Room 14'50 x 9

Primary Bedroom 14 x 13

Bedroom 11 x 10

Bedroom 11 x 9'75

Three Piece Ensuite Bath

Four Piece Bath

Recreation Room 29'50 x 25'50

Two Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

gautam@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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