



3911 Henderson Highway East St Paul

\$984,900

Custom built 2218 sqft 5bdrm 3.5bthrm bungalow w/36x24 triple att w/12' ceilings,heated flrs,fully insulated & drywalled as well as a 48x24 heated shop all situated on 11 acres in East St Paul.Step inside to hrdwd flrs throughout the main living area,10' ceilings,brick gas fireplace & south facing wndws in the living rm.Dining is open to the eat in kitchen featuring plenty of counter & cabinet space,granite counters,gas range,tile b.s,pantry,island w/seating for 3 & all appliances incl.4 season sunroom off the kitchen w/att 18x16 deck.Primary bdrm offers WIC & 3 pc ensuite.2 more spacious bdrms,4 pc main bthrm,office,2 pc bthrm for guests & convenient main flr laundry.Finished basement w/structural floors,9' ceilings,rec-room w/wet bar,games area,gym room,2 additional bdrms 4pc bthrm & plenty of storage.Addit'l features: steel I beam,silent floors joists,triple pane PVC wndws throughout,Shingles on house & shop('14),sprinklers in front yard,Marathon hwt('18),Check pictures for list of extensive features

Living Room 15'40 x 21'80
 Eat-In Kitchen 14'20 x 13'50
 Dining Room 10'20 x 14'10
 Sunroom 13'50 x 12'90
 Primary Bedroom 18'60 x 15
 Three Piece Ensuite Bath 6'70 x 8'30
 Bedroom 12'90 x 10
 Bedroom 10 x 13'30
 Four Piece Bath 6'70 x 8'20

Laundry Room 10 x 8'50
 Two Piece Bath 3'50 x 8'10
 Game Room 21'10 x 17'30
 Recreation Room 13'70 x 16'90
 Gym 12'10 x 16
 Bedroom 12'60 x 13
 Bedroom 13'90 x 14'50
 Three Piece Bath 6'60 x 8'40

Listing Presented By:



Originally Listed by:
 Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway ,
 Winnipeg, MB, R2G 1P4

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