



## 4518 HENDERSON Highway St Clements

\$579,900

Experience luxury just 10 mins from Winnipeg in this captivating bungalow on a 1.22-acre lot. The expansive front yard with mature trees and a spacious backyard sets the stage for outdoor bliss. Upon entry, a grand living area with a brand-new electric wall fireplace welcomes you, complemented by pot lights. The kitchen, equipped with brand-new appliances, is a culinary haven. The primary bedroom boasts a generous size and a soaker tub, while three additional bedrooms and a full bath provide ample space, all tastefully renovated. A 3-season sunroom with an attached deck beckons outdoor relaxation. The basement hosts a sizable rec room, offering endless possibilities. With 400-amp electrical service, two furnaces, and two hot water tanks, functionality meets style seamlessly. This home is an ideal blend of comfort and sophistication, perfect for entertaining or unwinding. Don't miss the chance to call this meticulously upgraded property your own. Book your showing today!

Living Room 23'16 x 25'25

Kitchen 21'25 x 10

Two Piece Bath

Bedroom 11'50 x 10'30

Bedroom 11'80 x 11'10

Bedroom 12'33 x 9'43

Primary Bedroom 19'32 x 15'50

Four Piece Bath

Four Piece Ensuite Bath

Sunroom 14'16 x 11'65

Recreation Room 24 x 22

Laundry Room 15 x 13'50

Game Room 21'40 x 17'60

Den 16'76 x 12'61

Storage Room 21'47 x 14'30

Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[daljeetgill@royallepage.ca](mailto:daljeetgill@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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