



46 Griffin Way West St Paul

\$989,900

Set on a 1.33-acre lot in West St. Paul, this exceptional 2-storey residence offers a refined blend of luxury, space, and modern comfort. Meticulously updated throughout, the home showcases a stunning 2024 renovation featuring all-new flooring across the main and upper levels, a beautifully redesigned staircase with sleek glass paneling, and a fully reimagined kitchen complete with new high-end appliances. Thoughtfully designed for elevated living and entertaining, the home offers 5 bedrooms and 3.5 bathrooms, including a primary retreat with a walk-in closet and 3pc ensuite. The finished basement adds valuable living space, ideal for a home theatre, gym, etc. Function meets style in the newly renovated mudroom, complemented by brand-new washer and dryer (2024). Outdoors, the property's fully landscaped grounds are enhanced by a sprinkler system (2019), while a pool installed in 2018 creates a private backyard oasis perfect for summer enjoyment. Car enthusiasts/hobbyists will appreciate the convenience of an attached double garage and a detached single garage, along with a powered shed for additional storage/workspace. A rare offering combining modern upgrades, generous space, and a premier location!

Living Room 15'58 x 16'96
Dining Room 10'38 x 11'90
Kitchen 14'93 x 22'76
Laundry Room 10'37 x 6'36
Primary Bedroom 14'08 x 13'74
Bedroom 12'27 x 10'08
Bedroom 12'27 x 11'03
Walk-in Closet

Three Piece Ensuite Bath
Four Piece Bath
Recreation Room 27'29 x 12'47
Bedroom 10'30 x 12'74
Bedroom 9'42 x 11'78
Storage Room 8'31 x 12'34
Two Piece Bath
Three Piece Bath

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