



4612 Raleigh Road St Clements

\$499,900

A rare find offering two types of zoning (AR and M) in St. Clements! One of only a handful of mixed-use properties in the area, this unique 9 acre parcel features 170 feet of frontage and is conveniently located just minutes from a paved highway and the town of Birds Hill, along a school bus route. This home features a newly renovated kitchen (2024), a cozy living room, a west-facing family room, two bedrooms and a full bathroom. The wide list of renovations ensures peace of mind, and they include eavestroughs and bathroom (2025), windows and doors (2024), hot water tank (2021), air conditioning (2020), new garage door with heating and insulation (2017), and the furnace, duct work and water softener (2015). The spacious yard site offers an oversized double garage and lots more room for future projects!

Living Room 24'83 x 12'58

Family Room 15 x 11'17

Four Piece Bath

Eat-In Kitchen 18'50 x 8'83

Attic 10'83 x 10'50

Primary Bedroom 11 x 8'83

Bedroom 9'83 x 9'25

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