



## 6 HIGH MEADOW Drive East St Paul

\$2,299,900

PREMIER EAST ST. PAUL ESTATE offers 5 beds & 6 baths with luxury features throughout. Crafted in 2012, this stunning 2-story home is set on one of the largest lots in Pritchard Farm Southlands, boasting 4,300SF of living space. Upon entering, you are greeted by soaring 22' vaulted ceiling, gleaming hardwoods & heated tile floors throughout. The chef's island kitchen features quartz countertops & stainless steel appliances w/an adjacent all-season sunroom. The living room includes a modern gas fireplace & feature wall. The main floor primary bedroom offers a 5pc ensuite w/jetted tub & 2 walk-in closets. An office w/3 pc ensuite, laundry room & 2-piece bath complete this level. The upper level offers 2 add'l spacious bedrooms, each w/ensuites. The finished lower level includes 2 bedrooms, rec room w/fireplace, & wet bar featuring structural wood flooring and geothermal. Bonus triple garage w/in-floor heat. Enjoy the landscaped yard with inground sprinklers, water feature, patio & expansive composite deck.

Dining Room 12'75 x 20

Kitchen 16'50 x 26

Sunroom 12'58 x 13'75

Living Room 19'08 x 20'50

Den 17'33 x 14

Three Piece Ensuite Bath

Primary Bedroom 17'42 x 16'08

Walk-in Closet

Six Piece Bath

Two Piece Bath

Laundry Room

Bedroom 17'33 x 14

Five Piece Ensuite Bath

Bedroom 15'75 x 14'08

Three Piece Ensuite Bath

Game Room 14'08 x 14'25

Recreation Room 22'67 x 24'25

Four Piece Bath

Bedroom 17'17 x 11'42

Bedroom 14'08 x 16'33

Gym 12'42 x 15'75

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