



610 Bay Road St Andrews

\$489,900

Offers Tues April 21. Incredible opportunity to own this solid 1530sqft bungalow situated on a 5 acre lot in the desirable area of St. Andrews, just minutes from the City of Winnipeg! This fantastic property offers the perfect blend of space, privacy, and convenience. The home features a functional layout with great bones, ready for your personal touch and renovations to make it your own. The main floor features 3 large bedrooms with the primary bedroom having an ensuite bathroom. Down stairs features a huge rec space, a fourth bedroom (window may not meet current egress), and tons of storage + mechanical space. Key updates have already been completed, including pvc windows, shingles '12, AC '19, HWT '25, well + softener '10, septic tank '16-- giving you peace of mind on the big-ticket items. Outside, you'll find a huge 30ft x 32ft heated garage, ideal for hobbyists, storage, or running a home-based business. With plenty of room to expand, garden, or simply enjoy country living close to the city, this is an incredible opportunity to invest in a property with endless potential. Opportunity to potentially subdivide the lot in the future, buyers to complete their own due diligence regarding subdivision.

Living Room 27'67 x 11'42
Dining Room 13'08 x 12'33
Kitchen 13'08 x 11'92
Bedroom 12'17 x 11'25
Bedroom 12'17 x 11'33
Primary Bedroom 13'17 x 13'08
Four Piece Bath

Two Piece Ensuite Bath
Recreation Room 38'33 x 13'67
Three Piece Bath
Bedroom 13 x 11'50
Storage Room 8'33 x 13'83
Laundry Room 13'58 x 5'58
Utility Room 10 x 12'67

Listing Presented By:



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