



9 RIVER OAK Crescent St Andrews

\$1,099,900

Offers as received! Welcome to luxury living in St. Andrews on sought-after River Oak Crescent. This custom-built residence offers over 3,700 sq. ft. of total living space with 4 bedrooms and 3 1/2 baths. Designed with efficiency and comfort in mind, it features geothermal heating & cooling and LED lighting throughout. The grand foyer opens into a striking great room with 12' ceilings, gas fireplace, and solid maple hardwoods. A chef's kitchen boasts granite counters, a waterfall island, high-end appliances, and seamless flow into the dining area. The primary suite is a private retreat with walk-in closet and spa-like 5-piece ensuite. Upstairs, two spacious bedrooms share a stylish 4-piece bath. The lower level impresses with a huge rec room, games area with wet bar, 4th bedroom, and full bath—perfect for entertaining. An oversized triple garage is insulated, drywalled, and EV-ready. The home is connected to the South St Andrews Wastewater System; all fees and costs have been paid. Set on a 1.35-acre treed lot with serene river views, steps from Larters Golf Course and just 25 minutes to downtown Winnipeg, this home defines modern luxury.

Great Room 23 x 15'42

Dining Room 14'75 x 14'75

Eat-In Kitchen 16'42 x 17

Primary Bedroom 15'25 x 17

Bedroom 12 x 13

Bedroom 13 x 13

Laundry Room

Recreation Room 26'42 x 21'33

Game Room 15'75 x 10'17

Bedroom 9'83 x 8'72

Five Piece Ensuite Bath

Two Piece Bath

Four Piece Bath

Three Piece Bath

Listing Presented By:



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