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LUXURY PROPERTIES



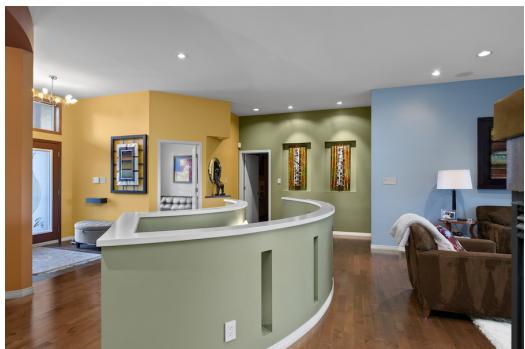
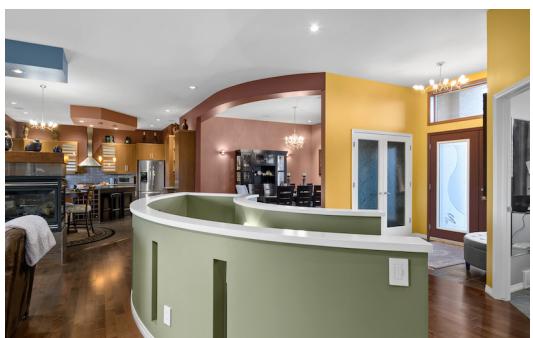
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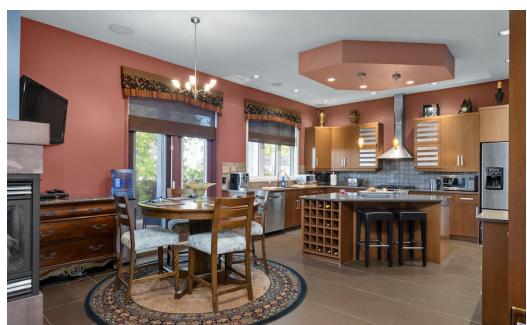
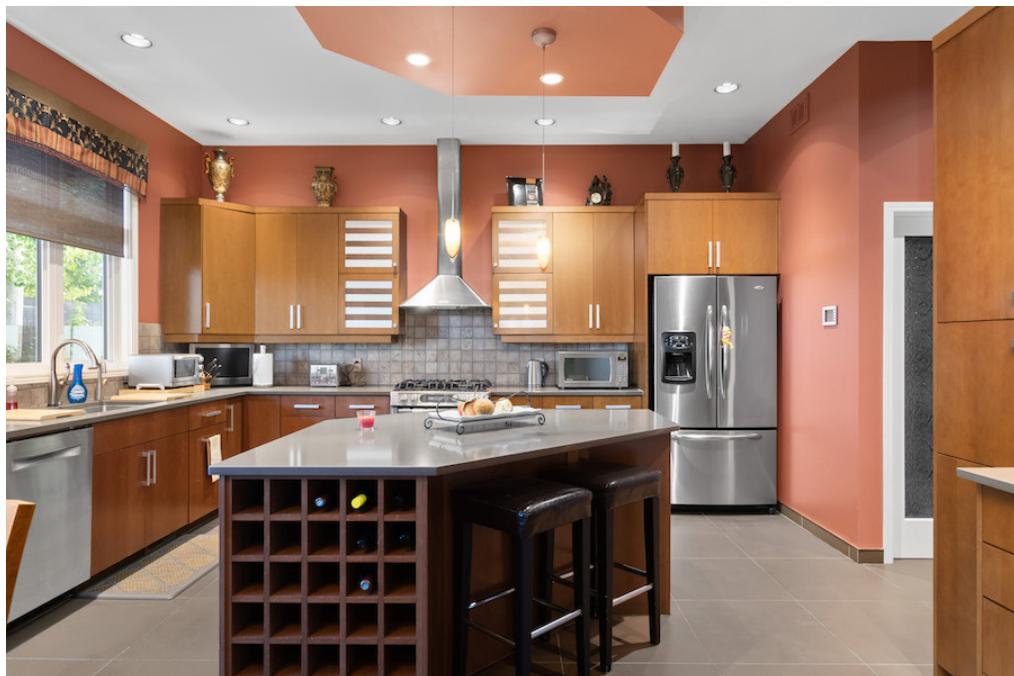


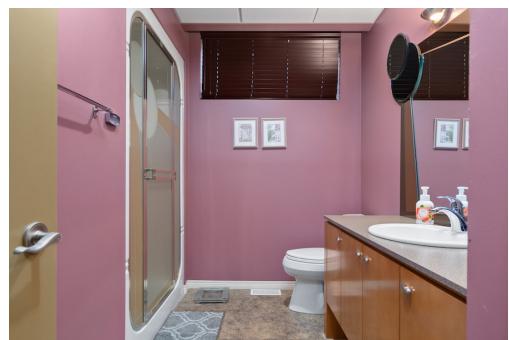
## 101 River Edge Drive West St. Paul, Manitoba

**STUNNING 2115 sf, 4 bedroom, 3 bath BUNGALOW with WALK-OUT BASEMENT.** This incredible home features a beautiful open floor plan living space. The great room has a 3 side gas fireplace also adjacent to the breakfast nook. Gourmet island kitchen with quartz counter tops, maple cabinets, SS appliances & a coffee bar/Butler station. Primary bedroom retreat with a deluxe 4 pc ensuite bath with soaker tub and separate shower. Covered balcony with glass railings. Full finished walk-out lower level features a huge family and games room, wet bar, 2 bedrooms, bathroom with steam shower, and garden doors to the covered patio. Rev osmosis with UV light, extra furnace under crawlspace & more. Beautiful landscaped yard with patio, deck, hot tub and breathtaking river views and yard! Triple attached garage with paved driveway. Located in the Rivers Edge subdivision in West St Paul, mins to all amenities.









## ROOM DIMENSIONS:

Game Room (M) 17.5X14.5	Four Piece En Bath (M)	Bedroom (L) 15X13
Dining Room (M) 14.67X12	Bedroom (M) 12X11	Bedroom (L) 16.08X14
Eat-In Kitchen (M) 22X16	Three Piece Bath (M)	Three Piece Bath (L)
Primary Bedroom (M) 21.08X14.08	Recreation Room (L) 27.5X24	

## FEATURES & DETAILS:

- Built in 2007.
- 2115 SF bungalow style home.
- Bright open floor plan living area, dining room, and kitchen.
- Great room features built-in entertainment unit, 2 sided gas fireplace, and a large window.
- Stunning crystal chandelier featured in the dining room.
- Stainless steel built-in kitchen appliances.
- Gourmet eat-in kitchen comes with island counter seating, built-in wine storage, and garden doors leading to balcony.
- Covered upper level balcony with glass railings overlooking stunning river view.
- Primary bedroom features a deluxe 4 piece en-suite bathroom with a large soaker tub and separate shower.
- Bedrooms feature wall to wall carpet and large windows with generous sunlight.
- Lower level rec room features corner tiled fireplace and media area with a projector.
- Wet bar with tiled floors, built-in microwave, bar fridge, and extra cabinet space.
- Games room patio doors lead to lower level patio sitting area and backyard.
- Beautiful landscaped yard with stone pathway leading to river views.
- Lower level patio hot tub right outside the games room.
- Triple attached garage and paved driveway.

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