

# 9 Sunrise Bay

## St. Andrews, MB



DEREK DANEAULT

**ROYAL LEPAGE**  
Prime Real Estate  
INDEPENDENTLY OWNED AND OPERATED



**BRIGHT & AIRY open floor plan with vaulted ceilings. This 1650 sf, 4 bdrm, 3 baths features a large living room with brick wood burning corner fireplace, raised dining room & island kitchen. The dining room offers a built-in hutch and garden doors to large deck and backyard. The island kitchen offers oak cabinets with lots of storage and SS appliances. Convenient main floor laundry room. Large primary bedroom with a 4 pc ensuite bath room with walk-in closet. 2 generous sized bedrooms and a 4 pc bath. Lower level rec room & games area adds additional family space. The lower level features a 4th bedroom and a 3 pc bath. A triple attached garage, 1.32 acre treed lot. Updated flooring (2020), bsmt windows, A/C & furn (19') shingles & water softener (18') and more! Minutes to all amenities in Lockport & Selkirk and 20 mins to the Perimeter Hwy., plus walking distance to great fishing along the banks of the Red River!!!**









## ROOM DIMENSIONS:

Living Room (M) 19.17X13.08

Dining Room (M) 10.5X10

Eat-In Kitchen (M) 11.33X10.5

Laundry Room (M) 12.08X5.67

Four Piece Bath (M)

Primary Bedroom (M) 15.25X13.17

4 Piece En Bath (M)

Bedroom (M) 11.42X9.33

Bedroom (M) 11.42X10.08

Recreation Room (L) 21X19.58

Game Room (L) 14.33X13.08

Bedroom (L) 13.75X11.25

Three Piece Bath (L)

## FEATURES & DETAILS

- 1,650 SF bungalow style home situated on a 1.32 acre treed lot.
- Main floor access to triple attached garage.
- Open floor plan with vaulted ceilings.
- Newly updated flooring (2020).
- Lowered living room features a large window for ample daylight and a corner wood burning brick fireplace.
- Raised kitchen and dining area features garden doors leading to large deck and backyard.
- Eat-in kitchen features beautiful dark oak cabinets with extra storage, stainless steel appliances and a large overhead hanging light.
- Laundry room featured beside the kitchen
- Spacious primary bedroom offers a large window and access to a four piece en suite bathroom and walk-in closet.
- Two generous sized bedrooms and four piece bathroom on the main floor.
- Lower level rec room offers additional carpeted living space, games area, windows, and a raised laminate floor living area.
- Lower level features a 4th bedroom and three piece bathroom.
- Large backyard offers a gravelled bonfire pit area.



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