



DEREK DANEAULT



**3360 Raleigh Street,
East St Paul, Manitoba**

STUNNING CUSTOM BUILT BUNGALOW! Cherished and meticulously cared for is this one-of-a-kind 2,236 SF 4 bedrooms, 3 bathrooms home crafted by Prego Builders and features neutral tones, ceramic tile floors, and maple hardwoods throughout! The bright and airy living area features a brick fireplace, coffered ceiling, and ample daylight through the large windows. Deluxe chef's kit with a 8'x4' quartz island, granite countertops, walk-in pantry, 6 burner Electrolux gas cooktop, JennAir electric oven and microwave, and a Frigidaire Professional fridge/freezer. The primary bedroom haven features a luxury 5 piece ensuite with granite counters, heated tile floors, and private access to the hot tub room! An additional bedroom, 4 piece bath, and laundry room complete the main floor. The spacious lower level features laminate floors, a games area, wood burning fireplace, an office, wet bar, 2 additional bedrooms, a 3 piece bath, and offers direct access to the double attached garage. Imagine spending your summer days in the 3 season sunroom or down by the stamped concrete patio!











ROOM DIMENSIONS:

Living Room (M) 18.75X14.67	Primary Bedroom (M) 14.17X12.75	Recreation Room (L) 14X21.33
Kitchen (M) 16.58X16	5 Piece En Bath (M)	Office (L) 15.67X11.42
Dining Room (M) 13.58X12.17	Walk-in Closet (M)	Game Room (L) 12.33X16
Family Room (M) 15.42X13.33	Bedroom (M) 11.75X14.17	Bedroom (L) 11.75X11.33
Laundry Room (M)	Sunroom (M) 14.5X13.5	Bedroom (L) 11.67X13.67
		Three Piece Bath (L)

FEATURES & DETAILS:

- 2,236 SF bungalow
- Maple hardwoods, ceramic tiles, and neutral tones throughout
- Living room offers large windows, brick fireplace, coffered ceilings, and access to the kitchen and dining area
- Kitchen features a walk-in pantry, granite countertops, 8'x4' quartz island, 6 burner Electrolux gas cooktop, Frigidaire Professional fridge/freezer, JennAir electric oven and microwave, and access to the dining area
- Family room offers large windows, a ceiling fan and access to the 3 season sunroom
- Primary bedroom features large windows, a feature wall, and access to the 5 piece ensuite with heated tile flooring, granite countertops, large walk-in shower and access to the hot tub room
- Main floor complete with a laundry room, 4 piece bathroom, and an additional bedroom
- Lower level features laminate flooring, 2 additional bedrooms, an office, a 3 piece bathroom, rec room and games area with wet bar, and wood burning fireplace, with access to the double attached garage
- Double attached garage
- Landscaped backyard offers, stamped concrete patio and 3 season sunroom

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