



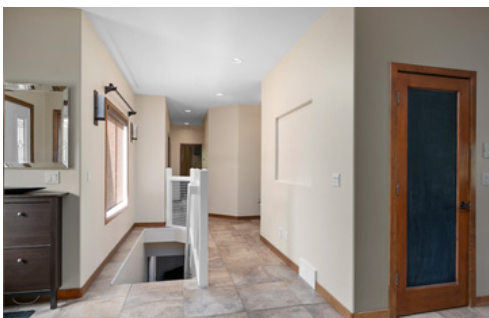
DEREK DANEAULT



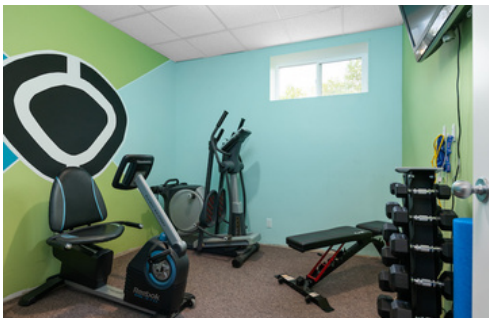
**80113 36 RD E Road,
West St Paul, Manitoba**

111 ACRES WITH WALKOUT BASEMENT! Situated on a sprawling 111 acre treed park-like lot is this 2064 SF, 4 bedrooms, 3 bathrooms bungalow featuring ample natural light throughout and 3 outbuildings! The living room offers large windows radiating natural light, hardwood floors, and a cozy wood burning brick fireplace. The spacious island kitchen features hickory cabinets with granite countertops, stainless steel appliances, two sinks, a pantry, dining area, and access to the landscaped backyard and deck. The primary bedroom suite offers large windows, a walk-in closet, 3 piece ensuite, and access to the deck! Two additional bedrooms, a 4 piece bathroom, and convenient main floor laundry complete the level. Entertain your guests in the walk-out lower level featuring a large rec area with heated floors and a wet bar! An additional bedroom with a walk-in closet, 3 piece bathroom, and gym complete the space. Go for a pedal boat ride or even a swim in the spring fed pond! Enjoy a heated double attached garage, 24x50 heated shop, 36x64 insulated barn AND 33x90 quonset!











ROOM DIMENSIONS:

Living Room (M) 17.5X18.75

Dining Room (M) 17.67X11.33

Kitchen (M) 17X14.75

Primary Bedroom (M) 14.75X14

3 Piece En Bath (M)

Bedroom (M) 11.58X10

Bedroom (M) 20.5X8.75

Four Piece Bath (M)

Laundry Room (M)

Recreation Room (L) 26.33X22

Gym (L) 10.42X9.75

Bedroom (L) 10.33X19.17

Three Piece Bath (L)

Three Piece Bath (O)

FEATURES & DETAILS:

- 2,064 SF bungalow
- 4 bedrooms , 4 bathrooms
- 111.75 acres
- Landscaped treed lot
- Natural light throughout
- Living room features hardwood floors, large windows, and a wood burning brick fireplace
- Kitchen offers a dining area, two sinks, a pantry, stainless steel appliances, granite countertops, hickory cabinets, and access to the backyard and deck
- Primary bedroom features large windows, a walk-in closet, 3 piece ensuite, and access to the deck
- Main floor complete with a laundry room, a 4 piece bathroom, and 2 additional bedrooms
- Lower level offers a gym, an additional bedroom with a walk-in closet, a 3 piece bath, and a large rec room complete with heated floors and a wet bar
- Heated double attached garage, 24x50 heated shop, 33x90 quonset, and 36x65 insulated barn
- Landscaped backyard offers large deck and a pond

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