




## 808 Rossmore Avenue, West St Paul, Manitoba

**BEAUTIFUL BUNGALOW!** Located in the desirable West St. Paul is this 1858 SF, 5 bedrooms, 4 bathrooms home featuring 3/4in oak tongue and groove hardwoods and neutral tones throughout! The light and airy living room features French entry doors and a large bow window. The formal dining room offers a crystal light fixture and access to the sunken family room featuring a vaulted ceiling and a gas fireplace. The eat-in kitchen offers plenty of cabinet space, stainless steel appliances, garden doors to the landscaped backyard and access to the 3 season sunroom - the perfect spot to enjoy your morning coffee! The primary bedroom features a walk-in closet and access to 4 piece ensuite complete with a jetted tub. 2 additional bedrooms, a 2 piece and 4 piece bath complete the main level. The lower level is perfect for entertaining with a full kitchen, bar, and spacious rec area with a brick feature wall and cozy wood burning stove. 2 additional bedrooms and a 3 piece ensuite complete the lower level. Spend this summer enjoying your backyard paradise! Enjoy a triple attached garage for all of your tools and toys.













## ROOM DIMENSIONS:

Living Room (M) 12.75X11.33

Eat-In Kitchen (M) 22X11

Dining Room (M) 13X11

Family Room (M) 13X13

Primary Bedroom (M) 12.17X13.33

4 Piece En Bath (M)

Bedroom (M) 13.33X10.33

Bedroom (M) 9.75X8.75

Two Piece Bath (M)

Four Piece Bath (M)

Sunroom (M) 16.5X9.5

Recreation Room (L) 16.42X14.17

Kitchen (L) 19.33X33.42

Bedroom (L) 12.5X8.5

Bedroom (L) 14.5X12

3 Piece En Bath (L)











## FEATURES & DETAILS:

- 1,858 SF home featuring 5 bedrooms, 4 bathrooms
- Landscaped yard and patio
- 3/4in oak tongue and groove hardwoods and neutral tones throughout
- Living room offers French entry doors and large bow window
- Sunken family room features vaulted ceilings and a gas fireplace
- Kitchen offers ample storage and stainless steel appliances
- Primary bedroom features a walk in closet with access to a 4 piece ensuite with a jetted tub
- Main floor complete with 3 season sunroom, 2 additional bedroom and 2 additional bathrooms
- Lower level offers a full kitchen, wood burning fireplace, 2 additional bedrooms and complete with a 2 piece ensuite

### **ROYAL LePage Prime Real Estate**

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