



331 Minnehaha Avenue

West Saint Paul, MB

\$549,900 | 4 BEDS | 2 BATHS | 2,036 SQ FT | LOT SIZE: ½ ACRE

Attention Growing Families!



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This stately executive 2-storey home located just minutes from the Perimeter is in one of West Saint Paul's original luxury neighbourhoods!

4 bedrooms, 2 bathrooms, main floor laundry, chef's kitchen, oversized attached garage, dog run, 24'x36' heated workshop with vehicle hoist and a 16'x33' in-ground pool.

All on a beautifully treed ½ acre lot with a circular driveway!

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SPECIFICATIONS

- Style: 2 Storey
- Age: 1980
- Gross Taxes: \$5,380.92
- Net Taxes: \$3,880.92

MEASUREMENTS ——— MAIN FLOOR

Eat-in Kitchen: 19.75 x 11.17

- Ceramic Tile Floor
- Granite Countertops
- Built-in Jennair Cooktop
- Built-in Oven
- Pantry w/ Roll-Outs

Dining Room: 11.92 x 11.08

- Laminate Flooring

Main Bathroom: 3 Piece

Laundry Room: 5.33 x 5.25

Sunken Living Room: 14.75 x 15.92

- Brick Wood-Burning Fireplace

Bedroom #4: 13.33 x 10.83

- Ceramic Tile Flooring
- Double Closet

————— SECOND FLOOR

Primary Bedroom: 17.08 x 13.33

- Wall-to-Wall Carpet Flooring
- Walk-in Closet

Ensuite Bathroom: 3 Piece

- Vinyl Flooring
- 2 Piece (Unfinished Shower)

Bedroom #2: 11.25 x 10.50

- Wall-to-Wall Carpet Flooring
- Walk-in Closet

Bedroom #3: 12.08 x 9.92

- Wall-to-Wall Carpet Flooring
- Walk-in Closet

Bathroom: 4 Piece

- Vinyl Flooring

————— BASEMENT

Rec. Room: 25.50 x 23.92

- Carpet Flooring
- Suspended Ceiling

Utility Room: 24.00 x 12.75

- Unfinished

Bathroom: Roughed in & Framed

FEATURES

- Twin Lennox Mid Efficiency Forced Air Natural Gas Furnaces
- 200 Amp Electrical Panel
- Central Air Conditioning
- 40 Gallon Gas Hot Water Tank
- Digital Water Softener
- Roughed-in Central Vacuum
- Full Partially Finished Basement
- Concrete Foundation
- Well Water
- Septic Tank/Field
- Wood Burning Fireplece
- Oak Kitchen Cabinets
- Laminate, Carpet, Vinyl and Ceramic Tile Flooring
- 24' x 24' Double Attached Garage
- 24' x 7' Chainlink Dog Run
- 24' x 36' Workshop
 - Lined
 - Insulated Overhead Door
 - Electric Heaters
 - Torin Above-Ground Vehicle Hoist
 - 220 Volt Power
- 16' x 33' In-Ground Pool w/ Natural Gas Heater