



**\$699,900**

**MLS# 202601496**

**5 Bedrooms | 4 Bathrooms | 2,500 Sqft**

From the outside, you d never guess the space and comfort this stunning St. James home has to offer. Nestled along the Assiniboine River, it combines size, style, and serenity in a truly rare package. Inside, a bright, open layout welcomes you, with expansive windows framing peaceful river views throughout the main living and dining areas. The renovated kitchen flows seamlessly into the heart of the home and features a striking custom copper-hood wood-burning fireplace, adding warmth and character. With 5 bedrooms and 4 full bathrooms, there s room for everyone family, guests, or multi-generational living. The main bathroom offers a walk-in shower and a luxurious soaker tub for spa-like relaxation. Upstairs, three generous bedrooms include the primary with a 3-piece ensuite, plus a balcony with treetop and river views. The fully finished lower level adds a huge rec room, den, bedroom, and full bath, perfect for entertaining or relaxing. Move-in ready and located in a sought-after riverside neighbourhood near parks, schools, and amenities, this hidden gem won t last book your showing today! Features: Alarm system, Blinds, Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Refrigerator, Stove, Washer, Window Coverings



For full listing details,  
please scan:



**Andy Kloppenborg**

**PHONE**  
**(204) 999-4455**

**OFFICE PHONE**  
**(204) 255-4204**

**RE/MAX®**  
**PERFORMANCE**

*Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.*

**OUTPERFORM.CA**