



**\$761,900**

## **39 RIVER SPRINGS, WEST ST PAUL, MB**

<https://www.winnipeghomefinder.ca>

**\*\*\*UNDER CONSTRUCTION, CALL FOR SUPER SPRING SPECIALS**

**\*\*\* Edgemont C - 20! This modern, spacious...**

- 5 beds
- 3 baths
- Residential
- Single Family Detached
- Active



---

## Basics

**Category:** Single Family Detached

**Status:** Active

**Bathrooms:** 3 baths

**Area:** R15 - R15 m<sup>2</sup>

**Full Bathrooms:** 3

**Total Rooms:** 12

**Type:** Residential

**Bedrooms:** 5 beds

**Year built:** 2023

**DOM:** 65

**Style:** Two Storey

---

## Building Details

**Flooring:** Wall-to-wall carpet,Vinyl

**Heating Fuel:** Natural gas

**Water:** Municipal/Community

**Roof Type:** Shingle

**Foundation:** Concrete,Piled

**Number of Ensuites:** 1

**Sewer:** Municipal/Community

**Basement:** Full

---

## Amenities & Features

**Enclosed Parking:** 3

**Fireplace:** Other - See remarks

**Parking:** Triple Attached,Front Drive Access,Garage door opener,Insulated garage door,Oversized

**Features:** 2x6", Exterior walls, Heat recovery ventilator, High-Efficiency Furnace, Smoke Detectors, Sump Pump

**Exterior:** Stone,Stucco

**Has Fire Place:** 1

**Total Parking:** 6

---

## Miscellaneous

**Appointments:** Touchbase **Goods Included:** Garage door opener,Garage door opener remote(s)

**Occupancy:** Vacant

**Seller Name:** Venture Custom Homes

**Use:** Year-round



---

# School Information

**School Division:** WEST ST PAUL

