



**\$599,900**

**38 RIVER SPRINGS DR WEST SAINT PAUL,  
R4A 2A9, CANADA, MB**

<https://www.winnipeghomefinder.ca>

CALL FOR SUPER SPRING SPECIAL ! Welcome to The RIDGEDALE  
A-21 This striking modern prairie-style...

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



# Basics

**Category:** Single Family Detached  
**Status:** Active  
**Bathrooms:** 2 baths  
**Area:** R15 - R15 m²  
**Full Bathrooms:** 2  
**Total Rooms:** 9

**Type:** Residential  
**Bedrooms:** 3 beds  
**Year built:** 2023  
**DOM:** 30  
**Style:** Raised Bungalow

# Building Details

**Flooring:** Wall-to-wall carpet,Tile,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:** 2  
**Fireplace:** Other - See remarks  
**Parking:** Double Attached  
**Features:** 2x6", Exterior walls, Heat recovery ventilator, High-Efficiency Furnace, Main floor full bathroom, Smoke Detectors, Sump Pump

**Exterior:** Stone,Stucco  
**Has Fire Place:** 1  
**Total Parking:** 4

# Miscellaneous

**Appointments:** Touchbase  
**Goods Included:** Garage door opener,Garage door opener remote(s)  
**Occupancy:** Vacant  
**Use:** Year-round  
**Seller Name:** Ventura Custom Homes





# School Information

**School Division:** West st paul

