

WELCOME TO  
**22 Mansfield Drive**



**WOOLCOTT**  
REAL ESTATE





## Lovingly Maintained

Ready to be charmed? This gorgeous open concept bungalow has been meticulously maintained. With four bedrooms, three bathrooms across 1,341 square feet of inviting living space, it offers a prime location in the friendly town of St. George.

The dining room is bathed in natural light, with large windows that let the sun spill in, creating a warm, inviting atmosphere. Down the hall, is the eat-in kitchen, where a charming breakfast nook offers a casual spot for morning coffee or quick meals.







1,341 Sq. Ft.



\$4,376 / 2024



2+2



3







## Cozy Spot to Unwind

The living room includes a cozy gas fireplace, adding warmth and charm to the space. Its inviting glow creates a welcoming atmosphere.







## Space for All

The main floor features two spacious bedrooms, each offering plenty of light and closet space. The primary bedroom features a spacious ensuite - providing ultimate privacy.







## Well Laid Out

The basement features a living room and two cozy bedrooms, perfect for creating a quiet retreat or additional guest space. A four-piece bathroom and laundry room is conveniently located nearby.

With its timeless appeal and proximity to local amenities, this home is an excellent choice for any family seeking a peaceful, small-town lifestyle!







## Outdoor Bliss

Step outside to enjoy the hardtop gazebo in the backyard, perfect for entertaining or relaxing. Additional highlights include a central vacuum system for convenience and a spacious 2-car garage providing ample storage.



## Room Measurements

### MAIN LEVEL

Living Room	13'7" x 18'7"
Dining Room	10'11" x 11'8"
Kitchen	13'3" x 19'1"
Primary Bedroom	10'11" x 13'11"
Ensuite	3 Piece
Bedroom	11'3" x 10'5"
Bathroom	3 Piece

### LOWER LEVEL

Family Room	26'5" x 15'5"
Bedroom	13'4" x 11'
Bedroom	18'1" x 10'6"
Laundry	11'5" x 18'9"
Bathroom	4 Piece







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