

\$719,900 - 22 Dragonfly Place, St. John's

MLS® #1291156

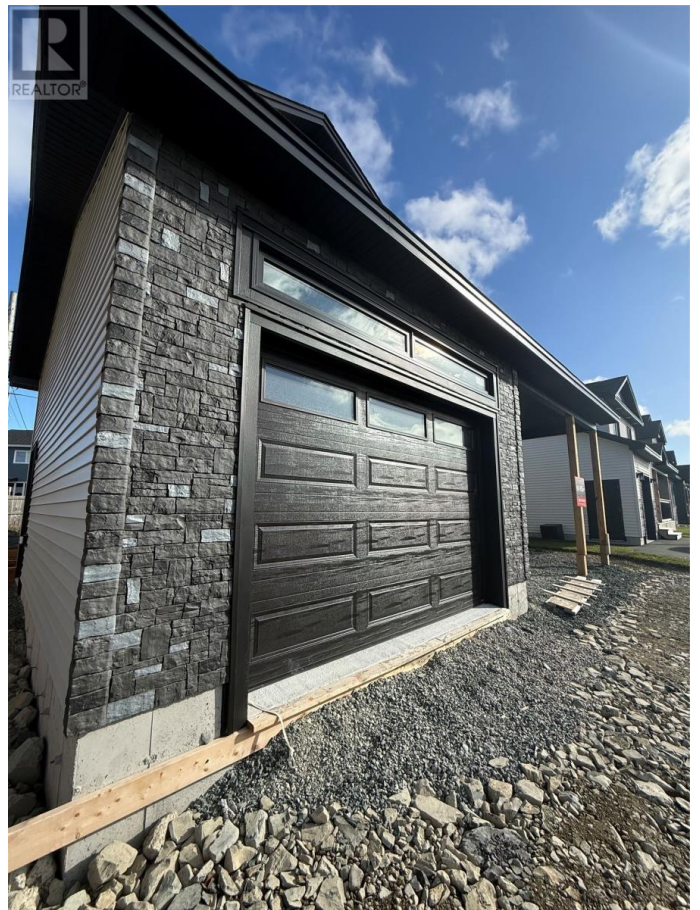
\$719,900

3 Bedroom, 3.00 Bathroom, 3,126 sqft

Single Family on 0.00 Acres

N/A, St. John's, Newfoundland & Labrador

Introducing The Boreal at 22 Dragonfly Place, a stunning two-storey single-family home built by the award-winning New Victorian Homes, located in the highly desirable Southlands community. Priced at \$719,900, this meticulously designed 2,063 sq. ft. residence perfectly balances modern elegance with family functionality, offering 3 spacious bedrooms, 2.5 bathrooms, and a 320 sq. ft. attached garage. The open-concept main floor is bright and inviting, featuring a chef-inspired kitchen with a sit-up island, customizable walk-in pantry, and a cozy family room complete with fireplace. A versatile sunroom provides the perfect space for a home office or playroom, while the welcoming front porch includes a walk-in closet and connects to a convenient half-bath. Upstairs, the primary suite is a luxurious retreat with an oversized walk-in closet and spa-like ensuite showcasing a soaker tub, custom-tiled shower, and double-sink vanity. Two additional bedrooms, a full family bathroom, and the convenience of a second-floor laundry room add comfort and practicality. Designed with energy efficiency in mind, the home includes a dual-head mini-split heat pump, R-50 attic insulation, and energy-efficient windows. Outside, enjoy a landscaped yard, paved driveway, and a 10' x 12' pressure-treated deck for outdoor living. Perfectly located near the Grand Concourse walking trails, shopping at Merchant Drive and The Shoppes at Galway, Glendenning Golf Course, and with easy



access to Pitts Memorial Drive and the Outer Ring Road, this home offers both lifestyle and convenience. Ready for Spring 2026 occupancy and backed by a 10-Year Atlantic Home Warranty, The Boreal at 22 Dragonfly Place is an exceptional opportunity to own a brand-new executive home in one of St. John's most sought-after neighborhoods - the Diamond Marsh Community! (id:6289)

Built in 2025

Essential Information

Listing #	1291156
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,126
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	22 Dragonfly Place
Subdivision	N/A
City	St. John's
Province	Newfoundland & Labrador
Postal Code	A1H0L3

Amenities

Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Electric Baseboard heaters, Mini-Split
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	61.5 x 95.7 4,051 - 7,250 sqft
Foundation	Poured Concrete

Listing Details

Listing Office	Atlantic Team Realty Incorporated
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Listing information last updated on October 14th, 2025 at 1:46pm PDT