34 Fairway Crescent Falcon Lake Manitoba

$525,000

R29//Falcon Lake/Welcome to this charming, well-maintained 1,480 sq. ft. Falcon Lake home, offering a perfect blend of rustic character and modern comfort. Ideally located near the golf course, pickleball/tennis courts, mini-golf, shopping, grocery store, and beach perfect for year-round living or a getaway. The front living room features vaulted ceilings with pine beams, large PVC dual-pane windows, and new vinyl plank flooring throughout. The bright kitchen includes raised white cabinetry, island, and appliances. The dining area offers a cozy wood-burning stove with warm pine accents ideal for entertaining. Featuring 3 bedrooms, including a primary with double closet, plus a 2-piece bath/laundry and updated 4-piece bath. A spacious 13.5 x 19 family room addition with pine interior and patio doors leads to a deck with hot tub.Outside offers a shed, fire pit, 12 x 12 gazebo, and circular driveway. Includes insulated attached garage, electric furnace, A/C, 200 amp service, and town water/sewer. Leasehold property (PVHL #5245) with a lease fee of $1,780.78 for 2026, expires April 30, 2040. A fantastic opportunity to enjoy comfortable living with cottage-style charm book your showing today! (id:6769)

Dining room 11 ft X 13 ft ,6 in
Living room 23 ft X 11 ft ,7 in
Kitchen 12 ft X 13 ft ,7 in
Primary Bedroom 10 ft ,8 in X 10 ft
Bedroom 9 ft ,2 in X 9 ft
Bedroom 10 ft ,4 in X 9 ft
Sunroom 13 ft ,6 in X 19 ft

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ROYAL LEPAGE

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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