



## 50 Block 12 Road Falcon Lake Manitoba

\$550,000

R29//Falcon Lake/South shore back-tier offering! Large, gorgeous, treed lot. Lots this size are a rarity in the park. This updated 1375 square foot, seasonal, 1-story cottage is sure to impress. Beautiful 3-season pine sunroom with wood-burning stove. Large dining room with luxury vinyl plank flooring and vaulted ceilings, which is perfect for big family gatherings. Large kitchen with pine cabinetry, vinyl plank flooring, and built-in dishwasher. Huge great room with pine interior and large, stone, wood-burning open fireplace. Modern 4-piece bathroom. Two generous-sized bedrooms, both with double clothes closets. Huge attached deck (2016). The deck steps down to a professionally landscaped paving stone patio with fire pit. Also included is a bunkie/storage shed with a large guest bedroom. New pine ceiling and walls with blown-in insulation (2022), new kitchen cabinetry and quartz countertops (2023), full bathroom renovation (2023), new subfloor and flooring (2023), new dishwasher/microwave/exhaust fan (2023), new fridge/washer/dryer/hot water tank (2025). Cottage was relevelled in 2022, new roof shingles 2018, new 2000 gallon holding tank in 2020, electric baseboard heat. Flexible Possession available! (id:6769)

Primary Bedroom 10 ft ,1 in X 9 ft ,1 in

Bedroom 9 ft ,6 in X 9 ft ,3 in

Sunroom 19 ft ,2 in X 9 ft ,1 in

Living room 24 ft ,1 in X 9 ft ,1 in

Kitchen 16 ft ,1 in X 15 ft ,6 in

Utility room 3 ft ,6 in X 11 ft ,8 in

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.