



## 33 Block 4 Road Whiteshell Provincial Pk Manitoba

R29

# \$275,000



R29//Whiteshell Provincial Pk/Incredible opportunity to purchase a cottage and have a home base here at Big Whiteshell Lake! Slightly irregular in shape with the cottage built lengthwise facing the lake. Nice medium profile treed site 49 x 159 x rear 90 feet. 950 square foot, three bedroom, one bathroom, seasonal cottage that has been regularly maintained by the current owners. The exterior offers updated roof shingles, no maintenance vinyl siding, aluminum soffits, fascia and eaves. The interior is finished in hardboard paneling and tile ceiling (new flooring, updated picture pending). The kitchen has been updated with oak cabinets and newer appliances. The livingroom has a cozy wood stove and patio doors to decking with a great view of the lake. All three bedrooms have closets and a wall air conditioner in the primary bedroom. 12 x 12 foot sunroom off the kitchen. Newer 100 amp electrical panel, New cellphone booster for making calls and text! baseboard heater in the livingroom, fibreglass holding tank for grey and black water (gravity flows to field), seasonal water line (pump house at the lake), direct shared docking very close to the cottage and visible from the deck. Most furnishings included, flexible possession available. (id:6769)

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