



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

Listing Presented By:



Originally Listed by:

Lifestyles Real Estate Ltd.



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.