



## 2 Block 6 Road Falcon Lake Manitoba

\$850,000

R29//Falcon Lake/Excellent lakefront opportunity at Falcon Lake! Older original owner 3 bedroom 1 bathroom cottage sitting on a North Shore, South-facing lot. This property lends itself to the prospect of a new build where you can situate your cottage close to the water with a perfect profile for lake view and easy access to the waters edge. The cottage is currently used by the family and is certainly functional should you decide to live in it as is! The Lot dimensions are as follows: lake 100' x 164' x 152' x road 99'. Driveway access right to the back door. Good privacy down at the water! The Cottage: Older structure requiring various repairs and updating. Usable and could squeeze some more life out of it. Older boathouse on property in disrepair. Lease payment was \$2198.33 for 2024/25 and it expires April 30th, 2042 (id:6769)

Dining room 14 ft ,4 in X 11 ft ,9 in

Primary Bedroom 9 ft X 8 ft ,6 in

Bedroom 9 ft X 8 ft ,4 in

Kitchen 11 ft ,9 in X 10 ft ,2 in

Living room 17 ft ,4 in X 12 ft

Sunroom 18 ft ,7 in X 8 ft

Bedroom 9 ft X 7 ft ,4 in

Listing Presented By:



Originally Listed by:  
Lifestyles Real Estate Ltd.



**Lifestyles Real Estate**

E 730 St. Anne's Road, Winnipeg,  
MB, R2N 0A2

Phone: 204-421-SOLD (7653)  
cherylwalkerhomes@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.