



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:



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Lifestyles Real Estate

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

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

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