



## 0 WildRose Lane Grindstone Provincial Pk

\$458,500

Discover Your Year-Round Lakefront Oasis! Welcome to your dream 4-season cottage nestled in beautiful Grindstone Provincial Park on Lake Winnipeg. This delightful retreat features three spacious bedrooms plus a bonus room, perfect for guests or a cozy office. The open-concept design creates a seamless flow between the living room and kitchen, ideal for entertaining. Picture yourself gathered around the wood stove, providing warmth on chilly evenings. Two inviting sunrooms offer breathtaking sunrise views—imagine sipping your morning coffee while soaking in the serene surroundings. Situated on leased land with an affordable lease of just \$1,096.16 per year, this cottage is an excellent investment for year-round getaways. Outdoor enthusiasts will love the easy access to cleared snowmobiling trails and the included fishing boat and trailer for lake adventures. This property comes fully furnished, along with a quad and a riding lawn mower, so you can move in and start enjoying your new retreat right away.

Living Room 23'42 x 20'25

Eat-In Kitchen 21 x 14

Sunroom 25'42 x 12

Mudroom 13'08 x 11'67

Bedroom 11'17 x 7'75

Primary Bedroom 11'33 x 9'42

Den 15'92 x 10'92

Bedroom 9'08 x 11'33

Three Piece Bath

Two Piece Bath

Listing Presented By:



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