



# 1 Birch Place Alexander RM

\$79,900

\*Offers as Received\* Affordable Bungalow-Style Family Cottage in Leisure Falls! Escape to your own piece of paradise with this charming and affordable 2-bedroom family cottage, ideally located in the peaceful subdivision of Leisure Falls—just a short stroll to the Winnipeg River. This cozy bungalow-style retreat offers 672+/- sq. ft. of comfortable seasonal living space on a spacious and treed .28-acre corner lot. Step inside to a bright and open living area featuring a spacious living room and a kitchen equipped with plenty of cabinetry and included appliances—perfect for family gatherings or weekend getaways. Enjoy the warmth and easy upkeep of laminate flooring throughout the home. A full 4-piece bathroom completes the interior layout. Outside, relax or entertain on the treated wood deck, surrounded by nature and mature trees offering shade and privacy. A seasonal water supply, side drive for ample parking, and the peaceful setting make this an ideal getaway location. Whether you're looking for a quiet retreat or an affordable start to cottage ownership, this Leisure Falls gem offers fantastic value near the water. Don't miss out—start making memories today!

Living Room 17 x 11'25

Eat-In Kitchen 12 x 11'17

Primary Bedroom 11'25 x 8'83

Four Piece Bath 8'50 x 6'25

Bedroom 8'42 x 8'42

Listing Presented By:



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Royal LePage Prime Real Estate

andrewfeniuk@royalpage.ca  
<http://www.4AllThingsRealEstate.ca>



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royalpage.ca