



## 10 Blue Spruce Road Gimli Rm

\$329,900

Located minutes from Gimli, your perfect summer escape awaits! This charming, original-owner home is nestled on a beautifully treed lot, just a short stroll from the beach! With warm weather on the way, imagine spending your days soaking up the sun, swimming, or enjoying peaceful walks along the shoreline. Built in 1995, this well-maintained 1,120 sq. ft. home features 3 bedrooms and a full bath. The vaulted ceilings in the living areas create an airy, open feel, while the spacious laundry/utility room adds convenience. Stay cool all summer with central air, and cozy up by the woodstove when the evenings turn crisp. One of the highlights of this home is the beautiful south-facing three-season sunroom—the perfect place to enjoy your morning coffee, listen to the birds, or unwind with a good book after a day at the lake. Recent updates include brand-new shingles (2024) on both the house and the double garage (20'x24'). Plus, with two additional storage sheds, there's plenty of room for all your beach gear, kayaks, and fishing equipment. Make this the summer you live by the lake—come see it today!

Kitchen 16'75 x 12'92

Living Room 13'67 x 11'92

Primary Bedroom 12'92 x 11'42

Bedroom 9'92 x 9'25

Bedroom 9'92 x 9'25

Laundry Room 10'58 x 9'92

Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[tylerhall@royallepage.ca](mailto:tylerhall@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rickjansen@royallepage.ca](mailto:rickjansen@royallepage.ca)