

123 VICTORIA Drive Alexander RM

$89,900

Experience the pinnacle of waterfront luxury in Victoria Bay Estates! This premium 0.26-acre vacant lot offers a rare opportunity to build your dream cottage or year-round home within an exclusive, secure gated community near Grand Beach. Boasting a highly engineered, private inland canal system right in your backyard, this property delivers the ultimate setup for boaters: a sheltered, private dock slip where your watercraft is safely protected from Lake Winnipeg's unpredictable wind and waves. Enjoy seamless open-water access just moments from your shore, situated directly adjacent to the Dockside Marina. This well-developed pocket features a polished, nautical community atmosphere with low bare-land condo fees and hydro right at the property line. Located under an hour north of Winnipeg, this gated haven lets you effortlessly balance peaceful waterfront serenity with the vibrant summer energy, world-class white sand dunes, and amenities of nearby Grand Marais. Don't miss Manitoba's finest blend of secure, protected harbor safety and open-water adventure.

Listing Presented By:



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