



# 16 HOUGHTON BAY Road Petersfield

\$279,000

Offers as Received. Welcome to 16 Houghton Bay Road in the friendly creekside community of Petersfield. This charming 1 1/2 -storey home offers 2 bedrooms, 1 bathroom, and a versatile loft space perfect for a guest room, home office, or cozy reading nook. Situated on a .3-acre lot, you'll have room to relax, garden, or entertain, all while being just a short 3-minute stroll to beautiful Netley Creek. Ownership of this property grants you exclusive beach access, making it easy to enjoy swimming, kayaking, or quiet evenings by the water. Whether you're a first-time buyer searching for an affordable home or looking for a peaceful retreat from the city, this property delivers the perfect blend of comfort and convenience. Located only 30 minutes from Winnipeg's Perimeter Highway and 20 minutes from Selkirk, you'll appreciate the quick commute while coming home to the slower pace and natural beauty of Petersfield. This is your chance to own a warm and inviting home in a welcoming community, all just steps from the water. Pellet Stove insured and certified. HWT 2021, Pressure tank 2021, Jet pump 2023, A/C 2018.

Primary Bedroom 11 x 12  
Dining Room 10'80 x 7  
Living Room 10'80 x 15  
Kitchen 8 x 11

Four Piece Bath  
Bedroom 12 x 14  
Loft 14 x 14

Listing Presented By:



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