



## 17 Rose Lane St Laurent

\$58,000

Introducing a fantastic opportunity at 17 Rose Lane in Sandpiper Beach, St. Laurent. A prime half-acre building lot that's fully prepared for your dream cottage or year-round home. This well-appointed property features an established approach and is completely fenced, making it ready for immediate construction. With a holding tank and well installed in 2020, housed within an insulated pump house, all essential utilities are at your fingertips. Additionally, the lot includes a sturdy 10x12 insulated metal shed complete with a roll-up garage door and a man door, perfect for storage or workshop use. The property is equipped with 200 amp hydro service, ensuring ample power for all your needs. Spanning 100'x200', this spacious lot is conveniently located just 1 km from the stunning shores of Lake Manitoba and less than an hour's drive from Winnipeg, offering both tranquility and accessibility. Don't miss this opportunity to build your ideal retreat in a picturesque setting!

Listing Presented By:



Originally Listed by:  
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