



## 240 7TH Avenue Winnipeg Beach

\$159,900

Priced to Sell! Looking for a Weekend getaway steps away from the Lake Winnipeg on a affordable budget? Welcome to 240 7th Ave. in friendly Winnipeg Beach. Ideal for first-time buyers or investors looking to build some equity this 589+/- sq.ft Bung. nestled on a private (75' Frontage) lot with a lush canopy of trees is a haven for those seeking proximity to Fishing, Golfing, or just spending time at the Beach in this 4 Seasons Playground. The original cottage is 589+/- sq.ft with private well and 2 decks ideal for relaxing, entertaining or outdoor dining w/friends & family & set up to sleep 3. A newer Guest Cottage(40' x 14') w/interior upgrades started adds to the total living space along w/14' x 40' garage w/shop just steps away adding additional value to the over \$100k already invested to this awesome property. Don't miss your opportunity to own this 3 SEASONS home & enjoy all that this community has to offer! Schedule your showing TODAY & get ready for a Lifetime of Memories!

Living Room 17'25 x 8'92

Kitchen 10'17 x 7'58

Dining Room 11'25 x 9'58

Bedroom 11'25 x 7'17

Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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