



## 26005 Diversion Road Landmark

\$2,499,000

1 of a kind can't describe this property, house or the man who built it. This sprawling 150 acres, 140 of which has been farmed on rotation by a devoted steward. Roughly 10 acre homestead offers multiple buildings incl a 2524 sqft 2 bdrm plus office 1.5 bthrm Jack Pine log home. Step inside to 17' vaulted ceilings, vinyl flooring seamlessly throughout the main living area, elec f/p & wall of West facing wndws. Huge living room w/patio doors to wrap around front deck. Basement spa area w/hot tub & wood burning sauna. 10x50 covered rear deck, 20x20 pergola, 30x30 deck w/pool & breezeway to your triple att garage. Western saloon in the back offers huge patio area, 2 bedrooms, 3 pc bthrm, bar area, 2 sitting areas 1 w/wood burning stove. Pizza oven, multiple sitting areas, gazebo w/hot tub, firepit, 30x20 heated greenhouse with fenced garden area & 24x30 barn. Farm: 140 acres on rotation 22' Soybeans, 23' Canola, 24' wheat 25' Soybeans. Soil zone E32 70 x 38 heated shop w/18' ceilings, 154x60 Tarp storage for large farming equipment w/20x14 overhead door & 36x20 overhead door. All this situated minutes from Lorette & 15 min to Winnipeg. Click multimedia tab for more details of this truly stunning property.

Living Room 19'20 x 20

Dining Room 11'80 x 17'90

Family Room 19'30 x 23

Eat-In Kitchen 12 x 23

Two Piece Bath 8'50 x 6'80

Primary Bedroom 21 x 17

Bedroom 8'60 x 10'30

Den 6'60 x 11'60

Four Piece Bath 7'50 x 13'80

Bedroom 9'60 x 7'40

Bedroom 7'50 x 9'50

Three Piece Bath 7'40 x 9'90

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

royce@royalpage.ca  
<https://www.roycefinley.com/>



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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