



## 35 Sunrise Bay Victoria Beach

\$59,900

Build your dream home or cottage on this beautiful 1.02-acre corner lot-- partially cleared yet surrounded by trees and nature, offering the perfect balance of privacy and serenity. Create the peaceful retreat you've always envisioned! Ideally located near stunning beaches, scenic sand cliffs, and an abundance of outdoor adventures including snowmobile, hiking, and ATV trails. You'll also find nearby golf courses, a curling rink, and a welcoming community filled with charming restaurants, local shops, convenient stores and only a short distance to the restricted area!

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[johnhuver@royallepage.ca](mailto:johnhuver@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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