



## 36 GALWAY Bay Belair

\$294,900

Welcome to 36 Galway Bay in Belair Properties, a charming and well-maintained cottage nestled on a private, lot surrounded by mature trees in a quiet, family-friendly neighborhood. Just minutes from the water's edge and a short distance to the beautiful sandy shores of Lester Beach, this 945 sq ft cabin offers the perfect retreat with 3 comfortable bedrooms, 1 full bathroom, a washer and dryer hookup, and a 200 amp electrical service. Thoughtful upgrades include leveling in 2008, new shingles and eaves in 2017, updated flooring in the living room, dining room, and kitchen in 2018, full spray foam insulation in the crawl space with two 20 amp heaters, a new sump pit, new weeping tile, and a new water filtration system for added comfort and peace of mind. Step outside to enjoy a spacious wraparound deck perfect for relaxing or entertaining, complete with a screened-in gazebo for bug-free evenings. This inviting cottage comes mostly furnished and is ideally located near scenic quadding and snowmobiling trails, making it a fantastic year-round getaway for families and outdoor enthusiasts alike. Book your showing today!

Eat-In Kitchen 15'40 x 10

Living Room 15'40 x 13

Bedroom 10'50 x 9'25

Bedroom 12'17 x 7'17

Primary Bedroom 10'50 x 9'50

Three Piece Bath 5 x 9

Utility Room 11'83 x 6'58

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

terry.w.mcpherson@gmail.com



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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