



## 36009 Mile 69N Road Brokenhead Rm

\$474,900

SS Now Offers Anytime! Welcome to this beautiful country oasis located in Hazelglen. This 2.58 property is unique and loaded with upgrades including a 1 bedroom guest house which is perfect for visiting family or use it as a rental for revenue. You are welcomed into the renovated main house by a modern open floor plan featuring a bright open kitchen with newer cabinets and a large island that opens out into the spacious living room. The primary bedroom is spacious and is located right beside the four piece main bath. The basement is ample and offers two additional bedrooms, a large rec room and a three piece bath as well as plenty of room for storage. This home has been extensively renovated over the past 8 years and has to be seen to be appreciated. Additional features include 200 amp service, a fenced in dog run, a large meshed in gazebo, and a deck off of the kitchen. \* TOTAL SQFT LISTED IS BOTH HOMES COMBINED. Home 1 = 975 SQFT, 3bed, 2baths. Home 2 = 520 SQFT, 1 bed, 1 bath.\* Book your showing today!

Dining Room 12'30 x 8'11  
 Kitchen 13'11 x 9  
 Living Room 18'10 x 11  
 Primary Bedroom 10'30 x 15'50  
 Four Piece Bath  
 Recreation Room 20'10 x 27'70  
 Bedroom 7'20 x 9'10

Bedroom 12'60 x 7'50  
 Three Piece Bath  
 Living/Dining room 18'10 x 7'10  
 Eat-In Kitchen 7'90 x 7'30  
 Primary Bedroom 9'50 x 10'90  
 Four Piece Bath  
 Laundry Room 9'40 x 7

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](mailto:rickjansen@royalpage.ca)