



## 38 Thorvaldson Drive Arnes

\$724,900

Lake Life!! Completely renovated 2669 square foot 4 bedroom lakefront home offering a bright, open-concept layout designed to maximize natural light and stunning lake views. Step outside to your own sandy beach just beyond the door and enjoy true waterfront living. The main floor offers large open kitchen, dining and living room areas as well as 2 bedrooms, including one with direct access to the deck, plus both a 3 piece and 2 piece bathroom. The upper level provides 2 spacious bedrooms, both with access to the 5 piece ensuite bathroom, a den/office, and an additional family room. A massive 36' x 28' fully insulated triple attached garage provides exceptional space for vehicles, storage, boats, or any other toys you desire. Having been recently renovated, the home provides numerous upgrades/updates including a water filtration system, as well as the furnace, central air, shingles, exterior and windows (most triple pane) all having been updated in 2025, giving peace of mind for years to come. This is your opportunity to own a private piece of paradise on the lake. Quick possession available allowing you to enjoy this stunning lake home all summer!!

Kitchen 11'92 x 10'83

Living Room 20'58 x 17'08

Dining Room 10'83 x 9'25

Sunroom 9'92 x 8'33

Bedroom 10'25 x 10'25

Bedroom 11'25 x 10'50

Three Piece Bath

Two Piece Bath

Family Room 24'17 x 11'83

Primary Bedroom 13'33 x 12'25

Bedroom 13'33 x 13'33

Den 10'33 x 8'17

Five Piece Ensuite Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[rmoyer@mymts.net](mailto:rmoyer@mymts.net)  
<http://www.teammoyer.ca>



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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