



## 41 Settlers Trail Balaton Beach

\$529,900

LAKEFRONT LIVING at its finest in Balaton Beach! Built in 2015, this custom 3-bedroom, 2-bath home offers approximately 1,700 sq ft of open-concept living on a spacious 85' x 256' lot, just steps from the sandy shores of Lake Winnipeg. The inviting entrance opens to a bright layout featuring oversized windows, durable plank flooring, and soaring 9' and 11' ceilings. The modern kitchen boasts white quartz countertops, soft-close cabinetry, marble tile backsplash, a large island, and includes fridge, stove, and dishwasher. The open dining area leads to the deck—ideal for entertaining. The primary suite offers a dual-sink ensuite and walk-in closet, while a mudroom and utility room add convenience. Additional features include a HEF furnace, Central AC ready, pressure tank, high & dry concrete foundation & crawl space, wood stove, maintenance-free siding, shed, and extra wide driveway. Enjoy lake views from nearly every room, excellent Air B&B potential & history. Plus year-round recreation. Spend the Winters ice fishing & snowmobiling & Summers fishing or relaxing on the beach. Located in the RM of Bifrost, 25 minutes to Gimli and 30 minutes to Hecla.

Living/Dining room 22 x 22

Eat-In Kitchen 13 x 10

Primary Bedroom 17 x 14

Bedroom 11'05 x 11'07

Bedroom 9'06 x 10'07

Utility Room 9'06 x 6'09

Four Piece Bath

Five Piece Ensuite Bath

Office 10 x 12

Listing Presented By:



Originally Listed by:  
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