



## 6093 81E Road Sprague

\$430,000

Showings start July 24. Offers as presented. This stunning 77+ acre property sits less than a mile off Highway 308 and offers the perfect blend of privacy, space, and functionality. Custom-built in 2012, the spacious 6-bedroom home is designed for comfortable living and entertaining. It features gleaming hardwood floors, a cozy wood-burning fireplace, triple-pane Winkhaus windows, and built-in speakers. The main floor includes a primary bedroom retreat with an electric fireplace, walk-in closet, 4-piece ensuite with clawfoot tub, and patio doors leading outside. The kitchen boasts lots of cabinet and counter space, a walk-in pantry, and stainless steel appliances. Upstairs you'll find three bedrooms and a full bath, while the lower level offers two additional bedrooms, another bathroom, and a large rec room. Set on a higher ridge with wildlife all around, the property includes a dugout, animal shelter, multiple outdoor buildings, a hunter's stand, a concrete pad ready for a future garage, and two gardens. Established quad trails loop around the perimeter. Possibility to farming and livestock, subject to approval of the RM and may offer subdivision potential. New exterior siding completed in 2023.

Kitchen 13 x 13

Primary Bedroom 12 x 12'80

Dining Room 9 x 12

Living Room 12 x 14

Four Piece Ensuite Bath

Three Piece Bath

Bedroom 8'50 x 10'50

Bedroom 10'40 x 10'70

Bedroom 10'30 x 10'40

Four Piece Bath

Recreation Room 10 x 28

Bedroom 11 x 13

Bedroom 8 x 9'50

Two Piece Bath

Listing Presented By:



Originally Listed by:

Royal LePage Prime Real Estate

brendenwazney@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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