



61 WildRose Lane Grindstone Provincial Pk

\$449,900

Step into sunshine and serenity at this fully furnished four-season cottage tucked in Grindstone Provincial Park on the shores of Lake Winnipeg. The shoreline is naturally shored to help protect against erosion, offering peace of mind and easy access to some of Manitoba's best pickerel angling. Inside, you'll find three spacious bedrooms plus a flexible bonus room--ideal for hosting guests, setting up a workspace or pursuing hobbies. The open-concept kitchen and living area is perfect for relaxed lake life and easy entertaining. Two bright sunrooms offer space to start your day with coffee and a view or unwind in the evening light. After a day outdoors, enjoy your own indoor sauna then settle beside the wood-burning stove for a warm and restful night. This turnkey property includes a fishing boat and trailer, a snowblower, a snowmobile and a riding mower--everything you need to enjoy the seasons without the hassle. Located on leased land with a low annual fee of \$1,096.16, this well-equipped cottage offers excellent value for year-round adventure. Snowmobile in winter, fish and boat in summer, relax in every season--your Manitoba escape is ready when you are.

Living Room 23'42 x 20'25

Eat-In Kitchen 21 x 14

Sunroom 25'42 x 12

Mudroom 13'08 x 11'67

Bedroom 11'17 x 7'75

Primary Bedroom 11'33 x 9'42

Den 15'92 x 10'92

Bedroom 9'08 x 11'33

Three Piece Bath

Two Piece Bath

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
heathervandenberg@royalpage.ca
a



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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