



## 70127 Kirkness Road St Clements

\$194,900

Incredibly rare opportunity to purchase this 3.27 acre lot on Kirkness Rd. Just minutes from Birdshill provincial park, and seconds off of hwy 59. Kirkness is a paved road which makes this the perfect location to call home. This lot already has a culvert and driveway approach completed leading to two garages that have been used for storage over the years. Only 8 minutes from the city and a 2 lane highway the whole way. Lockport is only 5 minutes away and the town of Birdshill and Selkirk are both super close and provide two great options for shopping and general amenities. Snowmobile, dirt bike, and ATV right off of the property, this is what country living is all about! 50 minutes to Grand Beach and Lac Du Bonnet also makes it the perfect commute back and forth to cabin country. This Lot faces West providing sunshine all day long in the yard and amazing sunsets over the floodway at dusk! No timeframe restrictions on building. THE LOT BESIDE IS ALSO FOR SALE (another 3.16 acres). DON'T MISS OUT ON THIS!!

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

MichaelWalker@royalpage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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