



## 70131 KIRKNESS Road St Clements

\$194,900

Incredibly rare opportunity to purchase a 3.16 acres lot on Kirkness Rd. Just minutes from Birdhill provincial park, and seconds off of hwy 59. Kirkness is a paved road which makes this the perfect location to call home. Only 8 minutes from the city and a 2 lane highway the whole way. Lockport is only 5 minutes away and the town of Birdhill and Selkirk are both super close and provide two great options for shopping and general amenities. Outdoor activities are endless when living in this location! 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 3.27 Acres). Don't miss out on this very rare opportunity for your family!

Listing Presented By:



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