



## 71 Sunset Bay Grand Marais

\$429,900

Welcome to Sunset Beach! This stunning home, just 50 minutes from Winnipeg, offers 1580 sq ft of comfort with 3 bedrooms and 2.5 baths--perfect for family living. It's completely turnkey, so just grab your groceries and pack your bags! Nestled on a quiet street in a family-friendly neighborhood, this property boasts a private backyard where you can unwind in the hot tub on cool evenings while gazing at the stars. The open-concept design is filled with natural light thanks to large windows, and you'll love the elegant marble floors in the dining room and kitchen, complemented by hardwood flooring throughout. With the beach just minutes away and nearby walking, quadding, and sledding trails, this location offers endless outdoor adventures. Book your showing today--tomorrow may be too late!

Foyer 6'20 x 7'10

Living Room 12'90 x 20'60

Kitchen 15'20 x 11'50

Dining Room 12'70 x 10'50

Primary Bedroom 12'30 x 13'20

Four Piece Ensuite Bath 8'90 x 8'20

Bedroom 9'50 x 11'30

Bedroom 9'50 x 11'60

Three Piece Bath 4'40 x 8'20

Laundry Room 7'50 x 5'90

Two Piece Bath 6'50 x 5

Listing Presented By:



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