



73032 Second Mile Road Marquette

\$649,900

S/S Now | Offers as Received | 44.80 acre country property offering space, privacy & functionality just outside Marquette! This 1,870 SF bungalow with fully finished basement was built in 1999 and features 5 bedrooms, 3.5 bathrooms, multiple living spaces & a double attached insulated garage. Spacious main floor includes large great room, living/dining area, functional kitchen, formal dining room, mudroom & main floor laundry. Primary bedroom offers a walk-in closet & 3pc ensuite with jetted tub nearby. Fully finished basement provides additional family room, bedrooms, storage & flexible living space for large or extended families. Property includes drilled well, septic field, forced air electric heat, HRV, central A/C, structural wood basement floor & 2x6 exterior walls. Outside you'll find beautiful prairie views, creek access, multiple ponds/water features, mature shelter belt, workshop space, machine shop & productive grain land currently used for hay. Excellent opportunity for hobby farm, country living or agricultural use with room to grow. Garage & House each have 200A service on independent panels.

Three Piece Bath 10'53 x 5'17

Four Piece Bath 11'45 x 7'53

Family Room 15'76 x 14'22

Bedroom 11'95 x 11'59

Bedroom 11'50 x 9'92

Bedroom 11'53 x 9'90

Bedroom 11'53 x 9'90

Primary Bedroom 20'64 x 13'49

Three Piece Ensuite Bath 7'88 x 12'22

Walk-in Closet 7'88 x 5'20

Two Piece Bath 2'18 x 5'38

Living/Dining room 19'22 x 13'99

Foyer 12'88 x 13'60

Laundry Room 7'64 x 6'98

Mudroom 12'01 x 8'78

Dining Room 16'94 x 13'44

Kitchen 9'67 x 17'30

Living Room 19'21 x 14'41

Great Room 20'02 x 15'38

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

mark@goldaderealtor.com



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

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