



## 90013 6 RD E Road Gunton

\$779,900

**\*Country Living with Endless Possibilities\*** Discover the perfect blend of rural charm, functional living & incredible opportunity with this 157.64? acre hobby farm, ideally located just 35 minutes from Winnipeg. The spacious 1,716+/- sq. ft. 2 stry home features 4 Brs, 2 full baths, and a full bsmt, offering plenty of room for family living. Relax in your 3 seasons sunroom with a cozy fireplace or enjoy the peaceful surroundings from the 12' x 12' deck overlooking the beautifully treed yard. This well-equipped property includes a dbl. attached garage, a heated dbl. detached garage, multiple barns & outbuildings, a charming summer kitchen/playhouse & a separate kids' playhouse, making it ideal for hobby farming, livestock, equipment storage, or a variety of recreational uses. Whether you're looking to operate a hobby farm, expand an agricultural venture, establish a home-based business, or simply embrace the peace & privacy of country living, this versatile property offers exceptional business & income-generating potential. A rare opportunity to own a unique country estate with space to live, work, & grow, all within an easy commute to Winnipeg.

Living Room 22'58 x 12'83

Eat-In Kitchen 23'83 x 10'92

Three Piece Bath

Bedroom 12'83 x 10'33

Primary Bedroom 18'92 x 9'83

Bedroom 11'58 x 10'83

Bedroom 12'50 x 10'33

Playroom 7'08 x 5'50

Laundry Room 11'42 x 6'75

Four Piece Bath

Recreation Room 18'25 x 15'33

Office 11'58 x 10'08

Utility Room 31'33 x 7'33

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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