



## 9258 Whitemouth Lake Road Piney

\$1,249,900

Discover a rare opportunity where exceptional craftsmanship meets the beauty of nature! Spanning 159.44 acres, this impressive 2 storey residence was designed with lasting quality in mind, built with solid concrete beams and a concrete roof for unmatched strength and durability. The interior offers a bright, open layout with a spacious kitchen island ideal for gatherings, a natural light-filled sunroom, and an abundance of thoughtful details throughout. Upstairs, there's room to add additional bedrooms to suit your needs. Outdoors, the property is equally remarkable complete with a chicken coop, barn, expansive garden space, and a peaceful pond perfect for unwinding. Adventure seekers will appreciate over 5 km of quadding trails weaving through the property. Hosting is made easy with four 30-amp camper hookups, one 50-amp hookup, plus an outdoor shower and bathroom. Whether you dream of a self-sufficient homestead or a weekend escape, this property delivers an extraordinary mix of comfort, function, and natural beauty.

Two Piece Bath  
Great Room 16'50 x 19'50  
Laundry Room 6'67 x 9'58  
Living Room 13'75 x 18  
Bedroom 12'50 x 10'50  
Walk-in Closet 6 x 5  
Sunroom 13'58 x 17'33  
Four Piece Ensuite Bath

Eat-In Kitchen 22 x 12'67  
Storage Room 5'75 x 8'08  
Bedroom 14 x 12  
Four Piece Bath  
Foyer 13'67 x 8'58  
Pantry 7'42 x 5'58  
Dining Room 19 x 9'75  
Primary Bedroom 14'50 x 15

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
derekdaneault@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

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