



## 93 Sunset Bay Grand Marais

\$139,900

Incredible opportunity for your perfect lake property! This exceptional lakeview lot features a sandy beach just steps away and is located a quick 10 minute drive south of Grand Beach in the sought-after Sunset Bay Estates subdivision. Situated on a quiet, peaceful street, this property features a beautiful mature treed lot, with a culvert and approach already installed, and partial clearing already completed, making it ready for you to build your dream home/cabin. Even better, the low-pressure sewer levy has already been paid for in full. The private beach coves along the shoreline feature the famous soft white sand that the area is known for, and faces west onto Lake Winnipeg, offering breathtaking sunset views. Truly one of the best lots available in this exciting development! Ready for your dream build and located less than an hour drive from Winnipeg you really don't want to miss out on this exceptional opportunity for your family!

Listing Presented By:



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