



**\$754,500**

**MLS# 202521909**

**4 Bedrooms | 2.5 Bathrooms | 1,283 Sqft**

Offers as received -Horse Lovers Dream! Fabulous 75 Acre Horse Farm in a private location on a high & dry gravel ridge approximately 15-20 minutes to Winnipeg. With 50 acres devoted to cereal crops, 10 acres to pasture/hay land, & 15 acres of towering mature trees with trails surrounding the arena & home. The property has an impressive 54'x120' Horse Riding Arena, Pole Barn style with metal siding & roof, sand base, 13'6" interior truss height, sliding doors on either end 12' wide 13' high. Attached to the Arena is a 30'x60' Horse Barn with metal siding & roof, insulated, 4 - 10'x10' Box Stalls, 1 10'x12' Birthing Box Stall, & 5 Standing Stalls. Tack Room 10'x20', Feed Room 10'x10' with Water trenched underground from house and 5 rail fence corrals. Also on the property is a 1283 sf bungalow. The kitchen has oak cabinets & vinyl plank flooring as does the dining room & living. With 3 bedrooms on the main floor 1.5 baths & laundry/mud room. The Full partially finished basement is ready for your finishing touches. With a Rec Room, 4th bedroom, office Storage room and Utility room. Updates include shingles on Garage & house '21, well pump '17. Too many details to list, book your private showing today. Features: Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, Washer, Water Softener, Window Coverings



For full listing details,  
please scan:



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*Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.*

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