



\$69,900

MLS# 202614043



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Looking for the perfect getaway or future dream home location? Welcome to Sunset Bay Estates. This incredible 0.73-acre lot offers a rare opportunity to create your ideal year-round residence or cottage retreat. Nestled behind a beautiful private tree line, you'll enjoy peace, privacy, & the perfect backdrop for making lifelong memories. Already prepared for your vision, the property features a culvert, driveway, & cleared interior lot space, saving you time & money when you're ready to build. With 200-amp hydro service & low-pressure sewer, you'll enjoy modern conveniences rarely found in many lakeside developments. Just 50 minutes north of Winnipeg, you'll be moments away from some of Manitoba's most sought-after destinations, including Grand Beach, South Beach Casino, grocery stores, gas stations, & nearby ATV trails, walking paths, & the Brokenhead Wetland Interpretive Trail. And when it's time to unwind relax on the beach close by. Whether you're dreaming of summer weekends at the lake, a peaceful retirement retreat, or a full-time home surrounded by nature, this one-of-a-kind property is ready to make those dreams a reality. Your lake country lifestyle starts here don't miss this opportunity! Features:

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