



## Description

# Falcon Lake Townsite Cottage for Sale

## Block D Lot 9 - Elder | Asking \$389,000

A rare opportunity to own a charming, turnkey cottage in the heart of the highly sought-after Falcon Lake Townsite. This inviting three-bedroom retreat blends classic cottage character with unbeatable convenience—offering the perfect setting for family getaways, summer living, or four-season enjoyment.

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## PROPERTY HIGHLIGHTS

### The Lot

- 60' x 100' fully manicured, flat lot
  - Park-like setting with natural privacy at the rear
  - Dual access from both front and back of the property
  - Municipal sewer and water service (no septic or pump-out costs)
  - Leasehold property
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### The Cottage

- Approximately 805 sq. ft. of living space
- 3 bedrooms

- Open-concept kitchen and living room
  - Beautiful pine interior finishes
  - 1 four-piece bathroom
  - Bright and functional sunroom
  - Screened gazebo for extended outdoor living
  - Spacious decking for entertaining
  - 3-season cottage
  - Fully turnkey - **what you see is what you get**
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## **Mechanics & Services**

- Electric baseboard heating
  - 100-amp electrical service (main breaker panel)
  - Municipal town water and sewer
  - No septic maintenance or pump-out fees
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## **LEASE INFORMATION**

- Provincial Vacation Home Lease (PVHL 6423)
  - Lease expiry: April 30, 2029
  - Annual lease fee (2025–2026): \$1,619.48 (*paid in full*)
  - No outstanding work orders on file
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## **LIFESTYLE IN FALCON LAKE**

This property is more than a cottage—it is a gateway to one of Manitoba’s most beloved recreational destinations. Here, every season offers something unforgettable.

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## **Summer Recreation**

- Sandy public beaches and swimming areas
- Boating, sailing, tubing, and water skiing
- Canoeing, kayaking, and paddleboarding

- Exceptional fishing (walleye, northern pike, bass, perch)
  - Hiking, biking, ATV and off-road trails
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## **Winter & Four-Season Activities**

- Snowmobiling trail networks
  - Cross-country skiing and snowshoeing
  - Ice fishing
  - Peaceful winter retreats in nature
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## **Townsite Amenities**

- Grocery store and convenience services
  - Restaurants, cafés, and patios
  - Ice cream shop, bakery, and gift stores
  - Liquor vendor and fuel station
  - Marina and public boat launch
  - Medical clinic (seasonal services)
  - Post office and community services
  - Churches and community club events
  - Tennis courts and playgrounds
  - Public docks and beach access
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## **Golf & Recreation**

- Falcon Lake Golf Course
  - Mini golf
  - Volleyball, basketball, and baseball facilities
  - Pickleball (where available)
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## **Family-Friendly Activities**

- Playgrounds and picnic areas
- Seasonal festivals and community events
- Canada Day celebrations

- Fishing derbies and summer markets
  - Live music and entertainment
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## **Nearby Whiteshell Attractions**

Within the broader Whiteshell Provincial Park region, enjoy:

- Scenic drives through the Canadian Shield
  - Crystal-clear lakes and beaches
  - Hiking trails and wildlife viewing
  - Granite cliffs and natural landscapes
  - Historic and cultural sites
  - Canoe routes and camping areas
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## **CONVENIENT LOCATION**

One of Falcon Lake's greatest advantages is its easy accessibility:

- Approx. 1.5 hours from Winnipeg
  - Approx. 45 minutes from Kenora
  - Direct access via the Trans-Canada Highway
  - Ideal for weekend escapes or extended stays
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## **LIFESTYLE BENEFITS**

Buyers are drawn to Falcon Lake for its unmatched lifestyle:

- Relaxed, family-oriented cottage community
  - Campfires, sunsets, and star-filled skies
  - Four-season recreation opportunities
  - Strong multi-generational cottage tradition
  - Remote work-friendly environment
  - One of Manitoba's premier lake destinations
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## FEATURES THAT MATTER MOST

- Walking distance to beach and amenities
  - Close proximity to restaurants and shopping
  - Municipal water and sewer service
  - Turnkey, move-in ready condition
  - Spacious deck and outdoor living areas
  - Mature, private setting
  - Strong rental or family-use flexibility
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## THE FALCON LAKE LIFESTYLE

Experience everything Falcon Lake has to offer—beautiful beaches, exceptional fishing, golf, hiking, boating, restaurants, shopping, and year-round recreation, all just 90 minutes from Winnipeg. Whether you're seeking peaceful weekends or unforgettable family adventures, Falcon Lake is where lasting memories begin.

\$389,000.00

### Give Us A Call

2047933659

### Email us Today

## Specifications

800 SqFt

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