



Gorgeous lake views from bedroom windows



Buyer's Tips

- ✓ **Location is Key: Choose Wisely**
Selecting the right neighbourhood can significantly impact your investment's value and your lifestyle satisfaction in the long term.
- ✓ **Get Pre-Approved for Financing**
Having pre-approval for a mortgage can streamline the buying process and give you a competitive edge in a hot market.
- ✓ **Understand Market Trends**
Stay informed about current real estate trends, including housing inventory, interest rates, and economic indicators, to make informed buying decisions.
- ✓ **Hire a Qualified Real Estate Agent**
Working with a knowledgeable agent who understands the local market can help you navigate complexities and negotiate the best deal.
- ✓ **Consider Future Resale Value**
Look beyond your immediate needs and assess the potential resale value of the property, considering factors like schools, transportation, and neighbourhood development plans.

87 LAURENTIA BEACH RD. N. - ST. LAURENT

\$247,000

This Home's Features:

-  3 Bedrooms
-  2 Bathrooms
-  1300 sq.ft.
-  Lot: 49.9' x 120'
-  Age: 2013
-  Taxes: \$2,174.67



YOUR LAKESIDE RETREAT AWAITS: MODERN COMFORT MEETS NATURAL BEAUTY!

Discover the charm of lakeside living with this modern, 4-season home, just an hour from Winnipeg! Constructed only 11 years ago, this impressive mobile home offers a serene escape, boasting 1300 sqft of well-appointed space, including 3+ cozy bedrooms and 2 full baths. Imagine relaxing with breathtaking waterfront views and stunning sunsets, or hosting lively gatherings on the expansive wrap-around deck and enclosed four-season sunroom.

This quality-built residence features vaulted ceilings, six essential appliances, luxurious ensuite facilities, and efficient forced air heating and cooling—ensuring comfort year-round. An extra-large driveway provides ample parking for multiple vehicles or even an RV, making it an ideal spot for both intimate solitude and large social events. With public beach access just steps away, this property is perfect for both seasonal getaways and a full-time, picturesque home. Embrace the beauty of each season in this exquisite lakeside haven!



Scan the QR code to see more!



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RE/MAX
Town & Country



Property Features

- ✓ Forced air electric furnace
- ✓ Heat recovery ventilator
- ✓ 200 amp electrical panel
- ✓ Rheem electric hot water tank
- ✓ Vinyl exterior siding
- ✓ Asphalt shingles
- ✓ Aluminum soffits & fascia
- ✓ PVC windows
- ✓ Insulation: R44 ceiling, R28 floor, R24 walls
- ✓ Crawlspace
- ✓ Well water
- ✓ Holding tank for sewage
- ✓ Vinyl flooring throughout
- ✓ Property is landscaped with deck
- ✓ Shed
- ✓ Outhouse
- ✓ 4 Season Sunroom/Guest Bedroom

Neighbourhood

Laurentia Beach in St. Laurent is a hidden gem offering a serene lakeside lifestyle perfect for those seeking tranquility and natural beauty. The real estate here includes charming cottages and modern homes, many with stunning lake views. Residents enjoy easy access to the beach, making it an ideal spot for swimming, boating, and family picnics. The community is well-served with amenities including a grocery store, gas station, and local schools, ensuring convenience without sacrificing the peaceful ambiance. Laurentia Beach is a delightful retreat for both year-round residents and seasonal visitors.



1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0

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Room Dimensions

Floor	Room Type	Dimensions
Main	Eat-in Kitchen -Vinyl Flooring -Vaulted Ceiling	18.75 x 14.33
Main	Living Room -Vinyl Flooring -Vaulted Ceiling	14.25 x 13.58
Main	Bathroom	4 Piece
Main	Primary Bedroom -4'x8' Walk-in Closet	14.33 x 10.92
Main	Ensuite Bathroom -Large Soaker Tub -Large Shower	10.00 x 7.92
Main	Bedroom #2	10.50 x 8.58
Main	Bedroom #3	8.25 x 14.33
Main	Laundry Room -HWT Access Panel -Furnace Access	7.33 x 6.50

Included With Purchase

- ✓ Refrigerator
- ✓ Stove
- ✓ Dishwasher
- ✓ Built-in Microwave
- ✓ Washer
- ✓ Dryer
- ✓ Window Coverings
- ✓ Blinds
- ✓ Shed



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