

5 First Avenue

Gimli, MB

\$349,900 | 4 BEDS | 2 BATHS | 1,562 SQFT | LOT SIZE: 77' x 124'

Modern Bungalow with Airbnb Income Potential!



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Just a block from the lake, this beautifully updated 1,562 sq. ft. bungalow offers the perfect blend of year-round comfort and cottage living. Featuring 4 bedrooms, 2 bathrooms, and a spacious, modern layout, this property has seen extensive upgrades in 2020 and is move-in ready. Situated on a huge private lot, you'll love the large rear deck—perfect for entertaining, relaxing, or enjoying summer evenings. Currently operating as a successful Airbnb, this versatile property is ideal as a family home, vacation getaway, or income-generating investment. A rare opportunity to own a modern lake-area retreat with space, privacy, and endless potential.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Microwave
- Washer
- Dryer
- Window Coverings
- Blinds
- Fireplaces
- Shed
- All Furnishings

SPECIFICATIONS

- Style: Bungalow
- Age: Older
- Gross Taxes: \$3,267.58

MEASUREMENTS

Eat-in Kitchen: 15.17 x 10.83

Ensuite Bathroom: 4 Piece

Dining: 13.67 x 11.50

Bedroom 2: 9.42 x 9.33

Main Bathroom: 3 Piece

Bedroom 3: 9.08 x 9.42

- Laundry Room

Primary Bedroom: 15.17 x 11.58

Bedroom 4: 12.17 x 11.42

FEATURES

- Forced Air High Efficiency Natural Gas Furnace
- 200 Amp Electrical Panel
- 40 Gallon Electric Hot Water Tank
- Hardi Board Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Crawlspace
- 30" Concrete Foundation w/ 8" Deep Poly Insulated Pony Walls
- Community Water & Sewer
- Gas Fireplace
- 288 sq.ft Rear Deck
- 8'x 16' Shed
- AirBnB Bookings (End of June - Mid August) \$285-310 per Night

In 2020, The Following was Done by RBL Ltd Construction:

- Reinforced Building
- Spray Foamed Walls
- Blow-in R40 Insulation
- Hardie Board Exterior
- PVC Windows Throughout
- Fir Flooring
- Pine Walls & Ceiling
- Ducting, Furnace & Hot Water Tank
- Air Conditioning
- 2" SM Exterior Insulation
- Shingles on Primary Bedroom Extension
- Soffits, Fascia, Eaves
- ABS Plumbing
- Custom Shower
- Concrete Counter in Kitchen, Kitchen Kraft Lower Cabinets, Custom Upper Cabinets

