



# ***Lot 3, Block 2 - \$135,000.00***

## ***One Level with Loft***

### ***Year Round Cottage - Eden Lake, MB***

***Beautiful Eden Lake boasts excellent fishing and hunting!  
The perfect place for enjoying the outdoors!***



New remote cabin is situated approx. 40km north of Leaf Rapids, MB on Highway 391.

The cottage is approx. 6km by boat from the boat launch at Eden Lake.

Situated on a titled lake front lot - 98' x 149' (14,602 sq ft)

The cottage is 28' x 26' (400 sq ft) with a loft area. The main level has an open kitchen and living room. Kitchen has a propane fridge and stove. Wood stove. Primary bedroom is on the main floor. Loft area provides extra sleeping quarters. Washing room with hot water on demand.

Other features include metal roof and siding. 2" x 6" construction with insulated walls. 10' x 12' metal shed. Metal 8' x 8' outhouse. 10' x 10' firewood platform. 2 - 6' x 8' dock sections with a 4' x 16' aluminum ramp.

Water pump on site.

Included chattels: Polaris 500 Sportsman with winch, 2 toboggans, generator, and miscellaneous tools.

Wired for electrical.

Titled land. Annual property taxes are \$86.50 - you can't beat that!



***Enjoy everything mother nature has to offer in this unspoiled wilderness!  
This is where you can find peace, tranquility & breathtaking views!***

 **REMAX<sup>®</sup> THOMPSON**

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This information, although believed to be accurate,  
is not warranted to be so.

