



## Description

### Charming Cottage Retreat in the Heart of Whiteshell Provincial Park

**Location:** West Hawk Lake: Whiteshell Provincial Park, Manitoba

**Price:** \$325,000

**Bedrooms:** 3

**Bathrooms:** 1

**Lot Size:** 70 Ft Road side, 123.9 Ft frontage, side lot lines 153.9 and 151.25 respectively (Irregular)

**Year Built:** Older

Escape to nature with this cozy and inviting 3 bedroom cottage, nestled in the serene and beautiful Whiteshell Provincial Park. Perfectly designed for family fun and relaxation, this property offers a perfect to get away from the hustle and bustle of everyday life, with easy access to outdoor adventures offered at West Hawk Lake. Whether you're looking for a place to make lasting memories or a smart investment opportunity, this cottage could be the one for yours.

### Family-Friendly Features:

- **Spacious Living Areas:** The open-concept living and dining areas offer a warm, inviting atmosphere perfect for family gatherings. Large windows fill the space with natural light and provide stunning views of the surrounding forest of spectacular views of West Hawk Lake.
- **Fully Equipped Kitchen:** A spacious, fully equipped kitchen ideal for preparing family meals, complete with appliances and plenty of counter space for your culinary creations.
- **Multiple Sleeping Areas:** With three bedrooms and a cozy loft space, there's room for everyone. The master bedroom has space for a king-size bed, while the other rooms are perfect for kids or guests.
- **Large Deck & Outdoor Space:** Enjoy meals outdoors on the spacious road side deck or simply relax at close by Crescent Beach. There's ample room for bonfires, BBQs, and family-friendly activities.

## Outdoor Adventure & Fun for All Ages:

- **Endless Trails:** Located just steps from hiking, biking, and cross-country ski trails, the cottage lot offer the opportunity 2 build a 4 season Guest Cottage for an idealyear-round basecamp for outdoor enthusiasts. Explore the wild beauty of the Whiteshell, with its rolling hills, dense forests, and the pristine water of West Hawk Lakes.
- **Lake Access:** A=From West Hawk Lake, you will Enjoy proximity to one of the many picturesque lakes in the area, each offering their own unique blend of swimming, fishing, boating, and kayaking.
- **Wildlife Viewing & Nature Walks:** The park is teeming with wildlife and provides the perfect environment for nature lovers. Spend your days watching deer, birds, and other animals from your cottage or while enjoying a peaceful walk through the forest.

## Investment Opportunity:

- **Short-Term Rental Potential:** With the growing demand for vacation properties in Whiteshell Provincial Park, this cottage presents an excellent opportunity for short-term rental income. Whether you use it for personal enjoyment or rent it out when not in use, this property is a sound investment that will generate a good passive income.
- **Tourism Hotspot:** The Whiteshell is one of Manitoba's top tourist destinations, with visitors flocking to the area for its natural beauty, outdoor recreation, and relaxation. Your cottage is perfectly positioned to take advantage of this steady flow of tourists, making it a prime property for Airbnb or other rental platforms.
- **Year-Round Demand:** Whether in winter for snowmobiling, skiing, and ice fishing, or in summer for hiking, swimming, and fishing, Whiteshell attracts visitors year-round, ensuring high rental occupancy and strong return potential for a 4 Season Guest Cottage

## Additional Features:

- **Storage Shed** for outdoor gear and equipment
- **Fire Pit** for evening Cook-outs and stargazing
- **Close Proximity to Amenities** such as groceries, restaurants, and other local services

This cottage offers a unique combination of a tranquil family retreat with the potential for solid financial returns. Don't miss out on the opportunity to own a piece of paradise in the Whiteshell Provincial Park!

Marketed by Dave / Nicole Ellie - [204-793-3659](tel:204-793-3659). Viewings by Appointment Only. Call now if you would like to see the cottage up close or inside. We ask all buyers to respect the owners privacy.

For more Information on this Property Contact Dave Ellie / Nicole Ellie @ [204-793-3659](tel:204-793-3659)

Dave Ellie, Broker, Falcon Realty Ltd. / Nicole Ellie, Realtor, Falcon Realty Ltd.

Office: [1-204-349-3283](tel:1-204-349-3283) / Wpg Cell: [1-204-793-3659](tel:1-204-793-3659)

We are the Whiteshell Cottage Specialists!..... The Family You can Trust for Performance You can count On !!!

\$325,000.00

## **Give Us A Call**

204-793-3659

## **Email us Today**

## **Specifications**

1164 SqFt

3

2