



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.

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.

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

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Email us Today

Specifications

800 SqFt

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