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

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**

Mechanics & Services

- Electric baseboard heating
- 100-amp electrical service (main breaker panel)
- Municipal town water and sewer
- No septic maintenance or pump-out fees

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

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

Winter & Four-Season Activities

- Snowmobiling trail networks
- Cross-country skiing and snowshoeing
- Ice fishing
- Peaceful winter retreats in nature

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

Golf & Recreation

- Falcon Lake Golf Course
- Mini golf
- Volleyball, basketball, and baseball facilities
- Pickleball (where available)

Family-Friendly Activities

- Playgrounds and picnic areas
- Seasonal festivals and community events
- Canada Day celebrations

- Fishing derbies and summer markets
- Live music and entertainment

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

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

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

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

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

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