



LISTING HIGHLIGHTS

29 Gunn Lake

FILE 4679

**Water Access
Winnipeg River**

Selling Features:

- 0.92 acres
- 105 feet of frontage
- Western views
- Bungalow

Access: Directly across the bay from Minaki Marina

Taxes: \$570.00 in 2025

PIN: 42180-2092



Comments: Calling all Minaki lovers! An opportunity to be on the Winnipeg River system in close proximity to marinas and the townsite of Minaki. This three bedroom cottage is move in ready for the next owner to add their touch to what lake life living can be for them. As mentioned, access is easy from one of the marinas and hydro is set up here adding comfort to cottage life. The dock at the shoreline is ready for mooring up after a day of spending time on some of the best fishing grounds in the water shed. Believe it! Be an owner at this great price point.

\$299,000

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Improvements:

- Electric and woodstove heating
- Hydro available
- Lake drawn water
- Block and post foundation
- Wooden exterior finish
- Asphalt shingle
- Sunroom
- Storage room
- Dock with walkout
- Large deck for entertaining
- Plenty of storage

Additional Specs:



3 BEDROOMS



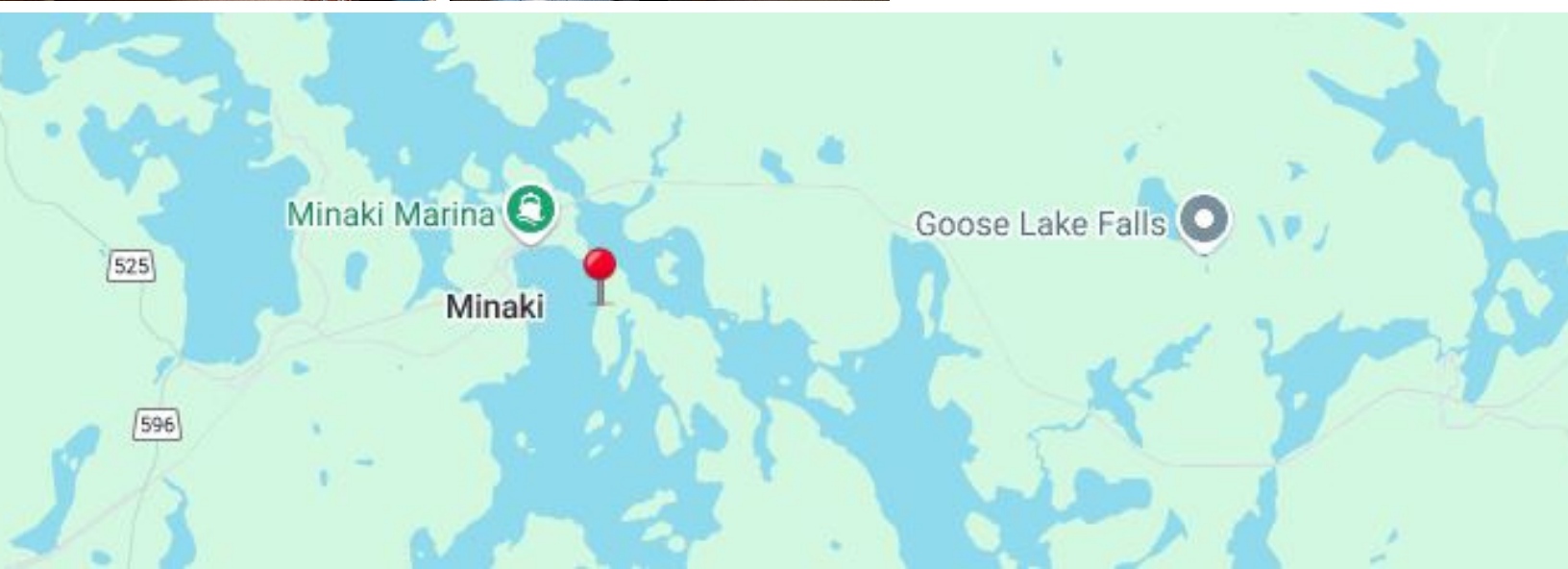
1 BATH



816 SQ. FT.



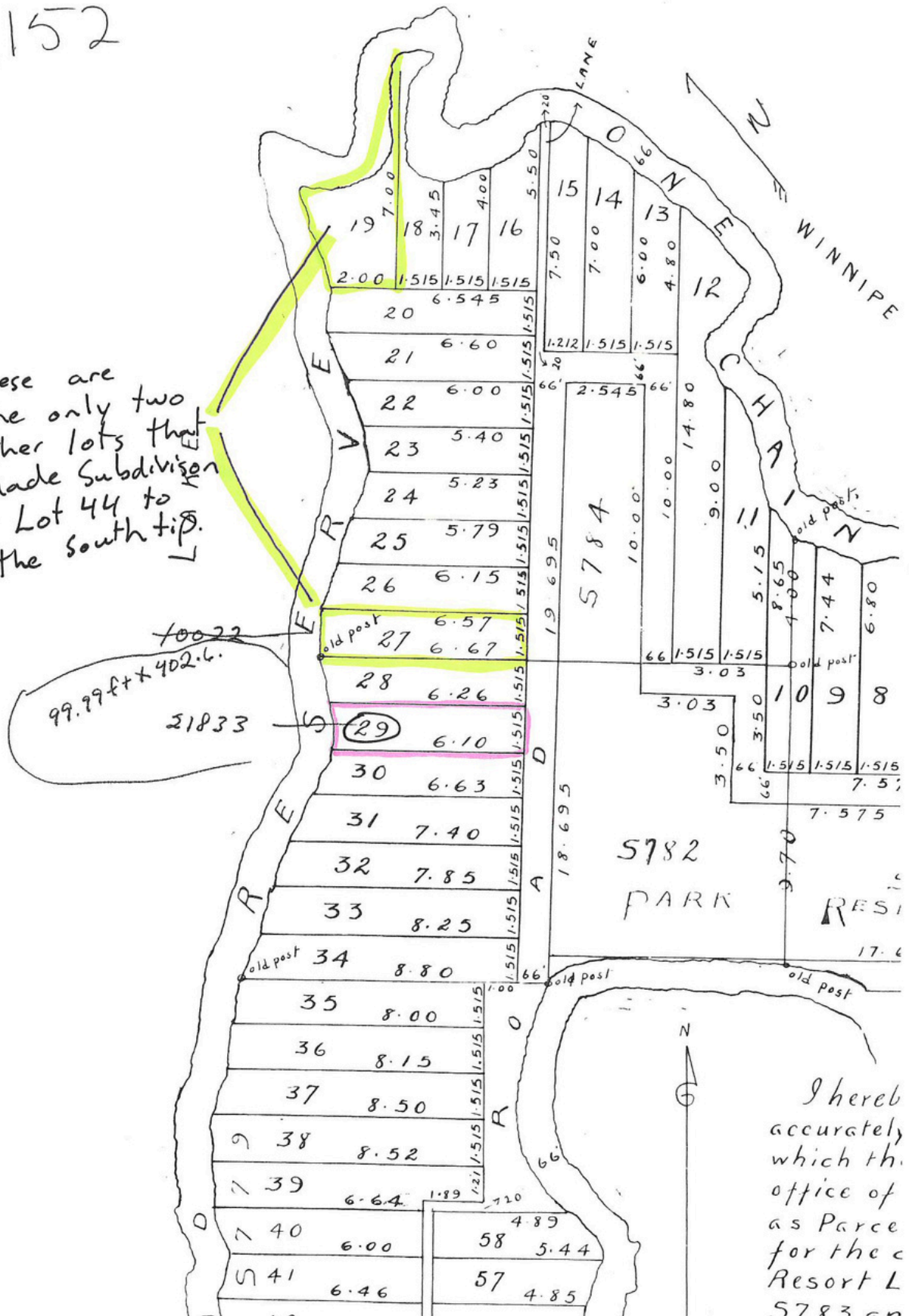
105 FT.





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* These are the only two other lots that made Subdivision + Lot 44 to the south tip.



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