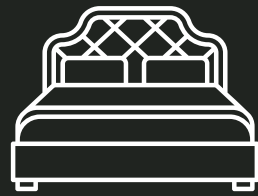




# FOR SALE

# Leaside Beach Cottage

Little Bullhead Bay, Lake  
Winnipeg, Manitoba



4 Bedrooms



1 Bathroom



1,234 sq. ft. Interior  
240 sq. ft attached deck



 222km from Winnipeg



# UPGRADES COMPLETED IN LAST 5 YEARS

Complete Plumbing Upgrade

Electrical Upgrade

Bathroom Modernization

New Roof Cover and Upgrade

Laundry Room Configuration with new washer  
and dryer

Water System Upgrade, including new softener

New Dishwasher

New Pumphouse Installation – servicing 4  
cottages

Furniture Included

**\*\*More details with Miles Jonasson – Contact  
Below**

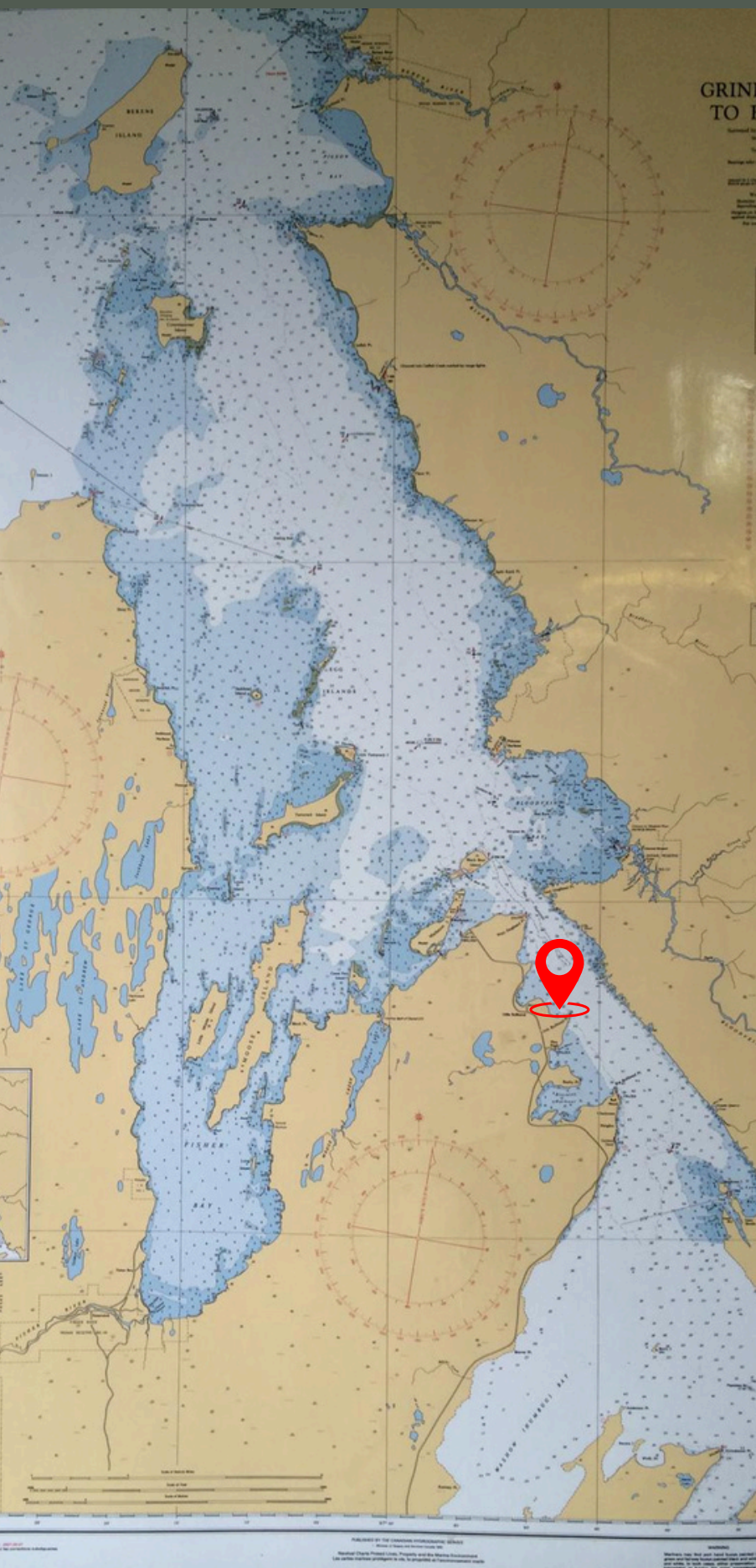


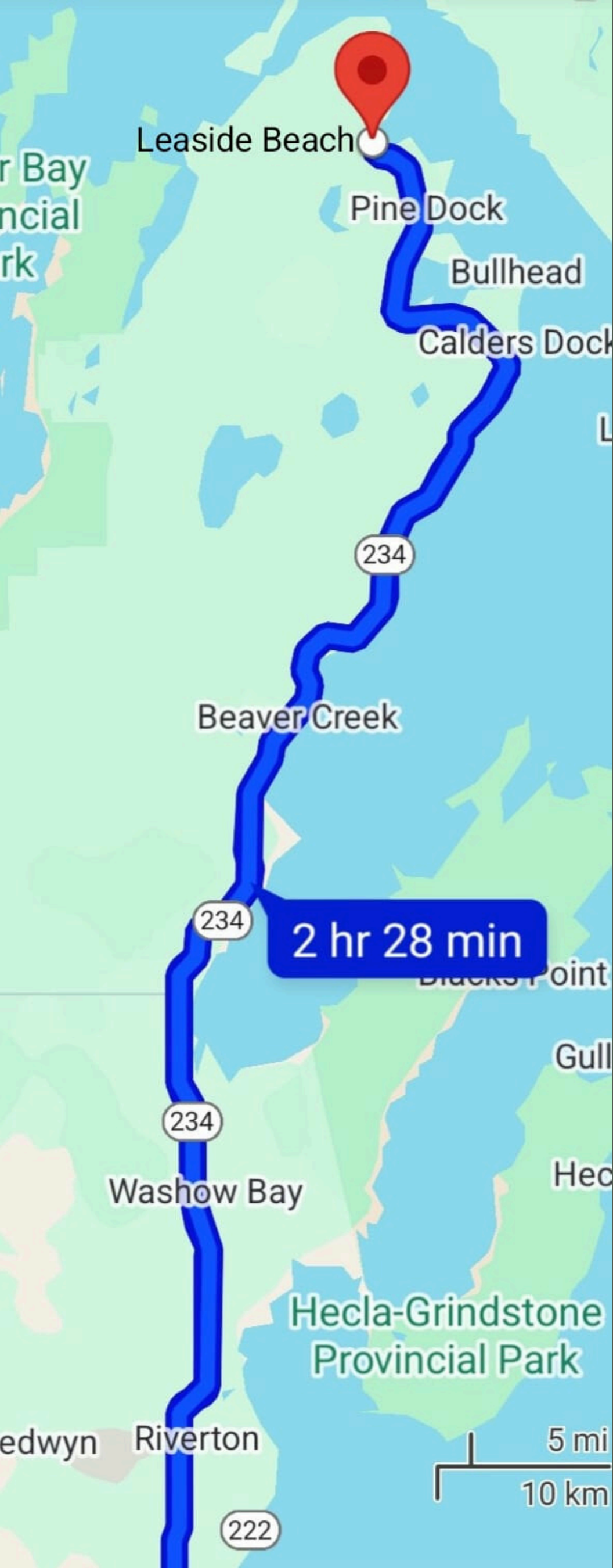
## UNIQUE LAKE POSITION

Leaside Beach is one of the most desirable spots on Lake Winnipeg, offering a protected bay with a rare, long uninterrupted sandy shoreline—perfect for swimming, water skiing, sailing and recreational activities.

Unlike many areas on the lake where open water makes boating difficult, Leaside Beach's unique layout allows for safe and extensive water travel. A well-maintained harbor provides direct boat access, eliminating the hassle of pulling boats out daily.

The cottage community here is tight-knit and well-organized, ensuring the maintenance of roads and shared infrastructure, making access easy even during peak seasons.





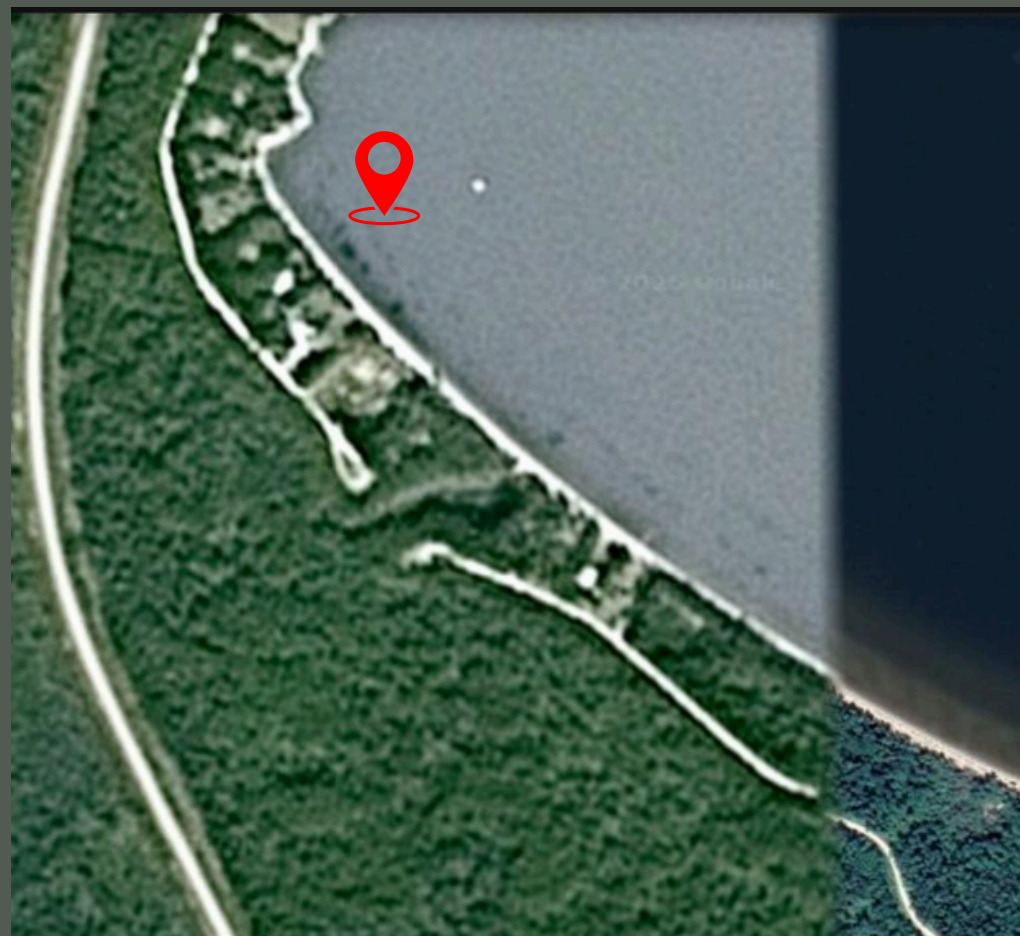
## LOCATION

Located in the narrows of Lake Winnipeg, Leaside Beach is:

222km from Winnipeg

135km from Gimli

92km from Riverton





## DESCRIPTION

Nestled in the breathtaking Leaside Beach area of Lake Winnipeg, this lakeside cedar cottage offers the perfect blend of natural beauty, history, and recreation. Built in 1962, this property has been meticulously maintained and embodies the essence of a true cottage getaway. With a cozy yet spacious interior, it boasts a vaulted cedar plank ceiling, floor-to-ceiling windows, and a sunroom that brings nature right into your living space. Whether you're seeking relaxation or adventure, this property delivers both in abundance.





# THE COTTAGE

This classic Linwood-style cedar cottage is designed for both comfort and longevity. Unlike modern builds requiring frequent maintenance, its cedar and white pine interior ensures a warm, rustic charm while keeping upkeep to a minimum. The vaulted ceiling in the main living area is a rare architectural feature, built with 2x10 thick cedar planks—a nearly impossible luxury to replicate today.

The adjoining sunroom, wrapped in large glass windows, offers panoramic views of Lake Winnipeg and a perfect space for morning coffee, afternoon reading, or evening gatherings. A spacious west-facing deck provides stunning sunset views and ample opportunity for outdoor entertaining. For those looking to enhance the outdoor experience further, the deck could be easily expanded to accommodate a hot tub with direct access from one of the bedrooms.





# THE HARBOUR

Located within Little Bullhead Bay, the Leaside residents built a well-maintained community harbor, providing a secure and convenient home for boats. This sheltered harbor offers a hassle-free launch point, ensuring easy access to the open waters of Lake Winnipeg for fishing, watersports, and sailing. Recently upgraded, this harbour allows residents to safely store their boats without the need for daily hauling, making it an invaluable feature for cottage owners who love life on the water.





## THE SURROUNDING AREA

Leaside Beach and its neighboring areas are rich in history, serving as a significant hub during the era of York boats and fur trade routes. The east shore's granite formations extend from Kenora to Labrador, contrasting with the limestone shores to the west—a geological marvel. Just a short boat ride north lies the vibrant fishing community of Matheson Island, often described as a scene straight out of Newfoundland. Visitors can take the cable-drawn ferry for a quick crossing to explore local shops, beaches, and fishing tours.

Outdoor enthusiasts will find a paradise here. The nearby Blood Vein River, one of Canada's great heritage rivers, offers world-class fishing and canoeing opportunities. The lake itself is home to thriving populations of pickerel, whitefish, and sauger, making it a prime spot for both recreational and commercial fishing. Wildlife lovers will also appreciate the abundant pelican and eagle populations soaring over the lake.





This property is more than just a cottage—it's a gateway to a rich history, an active outdoor lifestyle, and a welcoming lakeside community. Whether you're looking for a seasonal retreat or a long-term escape, this is a rare opportunity to own a piece of one of the most stunning and historically significant areas of Lake Winnipeg.

Don't miss your chance to own a cottage in Leaside Beach—where history, nature, and adventure come together in perfect harmony.



# THE AREA, THE CULTURE AND NEARBY ACTIVITIES

## LAKE WINNIPEG HISTORY

The cabins owner, Glenn Sigurdson, has written about Lake Winnipeg from a unique perspective

## BOAT CHARTERS

## THE PINE DOCK CAVES

## PRINCESS HARBOUR

## THE LAKE WINNIPEG PROJECT

## BLACK BEAR ISLAND

# FOR MORE INFORMATION AND PRICE

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