



## Superb 3 Bed House For Sale In Hay River



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Niall Madden  |
| Cégnév:              | Esales Property Limited   |
| Ország:              | United Kingdom  |
| Experience since:    | 2002  |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Telefon:             |   |
| Languages:           | English   |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 205,000 |

### Elhelyezkedés

|               |   |
|---------------|---|
| Ország:       | Canada  |
| Cím:          | Hay River                                       |
| Irányítószám: | X0E 0R9   |
| Feladta:      | 2024. 03. 29.                                   |
| Leírás:       | Superb 3 Bed House For Sale In Hay River Canada |

Esales Property ID: es5554088

Property Location

39 Lakeshore Drive

Hay River

Northwest Territories

X0E 0R9

Canada

Property Details



## Unveiling a Waterfront Oasis: Your Hay River Escape Awaits

Calling all nature enthusiasts, adventure seekers, and those yearning for a unique and peaceful lifestyle! Nestled in the heart of Hay River, Canada's second-largest Northwest Territories community, lies an exceptional opportunity – a waterfront property brimming with potential. Situated on the enchanting Vale Island, within the town's historic core, this property promises a life steeped in tranquility, surrounded by breathtaking natural splendor.

### Hay River: A Gateway to Adventure

Hay River, with a population of roughly 3,600, offers the perfect blend of small-town charm and modern conveniences. Robust transportation infrastructure, including rail, ship, highway, and air connections, ensures easy access to the wider world. Essential services like medical care, fire and police protection, ambulance services, and schools are readily available, catering to your daily needs. The vibrant town center boasts a delightful array of shops and recreational facilities, ensuring your entertainment and leisure are well-provided for.

Beyond the town limits, pristine wilderness awaits. Hay River boasts stunning natural beauty, offering a playground for outdoor enthusiasts. Explore the cascading majesty of two nearby falls, just 30 kilometers away, or tee off at the picturesque golf course, surrounded by mature birch trees. In winter, this same course transforms into a cross-country skiing haven. Embrace the spirit of the season with exciting winter sports like ice hockey, curling, and skiing, all readily available.

### Summer Delights and Endless Exploration

As the snow melts and summer paints the landscape green, Hay River comes alive with vibrant life. The property itself, located at 39 Lakeshore Drive, boasts a well-treed and natural setting, offering direct access to the awe-inspiring Great Slave Lake, one of the world's largest and deepest freshwater bodies. Imagine casting a line and reeling in a trophy fish, or paddling a kayak or canoe across the crystal-clear waters, surrounded by breathtaking scenery. Sun-drenched days beckon you to swim in the cool lake or build sandcastles on the pristine beaches. For the adventurous, off-road explorations through the surrounding wilderness offer endless possibilities for discovery.

### A Haven with History: Your Waterfront Dwelling Awaits

The property boasts a charming 3-bedroom, 1-bathroom wood frame home, built over a crawlspace, offering ample storage and convenient access to the home's mechanical system. The home features triple wood windows, ensuring excellent insulation during harsh winters. Trucked-in utilities provide water, gas, and oil, ensuring year-round comfort. Notably, this meticulously maintained property has had only one owner in the last 50 years, offering a testament to its quality and potential.

Step inside and be greeted by a spacious open-concept living and dining area, perfect for family gatherings and entertaining loved ones. A massive kitchen invites culinary creations, with ample space for a large table to foster laughter and heartfelt conversations over delicious meals. Three bedrooms, offering



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tranquil retreats, overlook the backyard, where the sound of waves lapping on the shore provides a soothing lullaby.

## Unwind Under the Northern Lights: A Backyard Oasis Beckons

The inviting backyard is an extension of your living space. Imagine relaxing in a large sitting area, sharing stories around a crackling bonfire in the designated fire/barbeque space, or hosting unforgettable barbecues under the open sky with friends and family. Picture stargazing on clear nights, marveling at the majestic Aurora Borealis, a natural phenomenon that paints the sky with vibrant colors. This backyard haven offers a sanctuary to unwind and reconnect with nature.

## Beyond the Backyard: A Unique Gem Awaits Discovery

The true magic of this property lies in its versatility. The spacious 1-acre lot provides a rare opportunity for potential development. Consider subdividing the land or transforming the property into a lucrative income property or vacation rental. The possibilities are endless!

## Own a Piece of Paradise: A Once-in-a-Lifetime Opportunity

This waterfront property on Lakeshore Drive is a rare gem waiting to be discovered. Properties in this coveted location seldom become available, making this a unique opportunity you won't want to miss. Embrace the peacefulness of nature, the charm of small-town living, and the endless opportunities for adventure.

Whether you seek a permanent family home, a vacation retreat for creating lasting memories, or a promising investment property, this Hay River oasis offers something for everyone. Seize this chance to own a piece of waterfront paradise and embark on a new chapter in your life!

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## ABOUT THE AREA

Hay River, Canada is the second-largest community in the Northwest Territories, with a population of approximately 3,600 residents. It is located on the south shore of Great Slave Lake, the second-largest lake in North America by volume and the deepest in North America after Great Bear Lake. Hay River offers a unique blend of small-town charm and modern conveniences. Robust transportation infrastructure, including rail, ship, highway, and air connections, ensures easy access to the wider world. Essential services like medical care, fire and police protection, ambulance services, and schools are readily available, catering to your daily needs. The vibrant town center boasts a delightful array of shops and recreational facilities, ensuring your entertainment and leisure are well-provided for.

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## MAiN FEATURES:

- \* 105m2 of living space
- \* 4128m2 plot
- \* 3 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Canada
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 3      |
| Fürdőszobák:       | 1      |
| Kész négyzetméter: | 105 nm |

## Lease terms

Date Available:

## További információ

Virtual tour URL: [https://www.youtube.com/embed/5lWkZ-JaEOc?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/5lWkZ-JaEOc?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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