

**FIRST COME FIRST SERVED COTTAGE LOT PROGRAM
EDEN LAKE SUBDIVISION
NORTHEAST AREA, EDEN LAKE
Municipal Authority: Aboriginal & Northern Affairs
Crown Lands – Existing Subdivision**

Eden Lake

Average Lot Size: 30 m x 45 m (may vary)

Getting There: The subdivision is located approximately 995km (620 miles) northwest of Winnipeg. Access to the subdivision is via PR 391, 40km northwest of Leaf Rapids. The subdivision is approximately 1.5km south of PR 391. The lots are accessible by boat from a boat launch at the Eden Lake Wayside or by quad/snowmobile trail located on the west side of the lake.

Location & Description of Subdivision: The 13-lot subdivision can be accessed by boat from a boat launch located at the Eden Lake Wayside or by quad/snowmobile trail located on the west shore of the northwest arm of the lake. The average lot size is 30m x 45m but may vary due to topography or other requirements. The design has provided a natural buffer space between the front lot lines and the lakeshore. There is a public boat launch located approximately 10km away. There is no public beach at this subdivision.

Services: Local services and amenities can be found in the community of Leaf Rapids approximately 30 minutes to the south, or in the community of Lynn Lake, 65km north on PR 391. Both communities provide medical services (hospital/dental) and R.C.M.P., with Lynn Lake providing regularly scheduled air service. Thompson is the largest urban center located approximately 218km southeast of Leaf Rapids. Hydro and MTS are not available at this subdivision.

Contact for information and permits: Inquiries should be directed to:

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