



**20 Access Road  
Ministikwan Lake, Saskatchewan**

**MLS # A2310415**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Water Connected
<b>Features:</b>	Laminate Counters		

**Inclusions:** furnished

Welcome to lake life at beautiful Ministikwan Lake! Located in Johnson’s Bay Resort, this year-round cabin package offers the perfect mix of comfort, character and relaxation. Built in 2006, this charming property features a warm cabin-inspired design with large front windows that fill the open concept kitchen, dining and living area with natural light. Cozy up around the wood stove or enjoy gathering with family and friends in the spacious main living area. The cabin offers three bedrooms, one with a 2-piece ensuite, and an additional 3-piece bathroom, along with practical year-round comforts including a forced air natural gas furnace, central air conditioning, on-demand water heater, and an ICF crawl space with concrete floor. This property is on treated water supply year around! Outside, the front composite deck with aluminum railing is the perfect place to unwind after a day on the water. The 24’ x 26’ detached garage provides plenty of room for vehicles, lake toys and storage. Best of all, this property comes furnished, making it an excellent opportunity to get your start at the lake!