



GRASSROOTS
REALTY GROUP

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123 Kildaw Drive
Loon Lake, Saskatchewan

MLS # A2310625



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attach		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	rec
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Downstairs, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	n/a		

Live the lake life year-round at 123 Kildaw Drive in Loon Lake, SK, just steps from the beachfront and a local favourite ice cream stand. This stunning walkout bungalow offers unbeatable West-facing views of Jumbo Beach through wall-to-wall windows off the kitchen and living room, filling the space with natural light and incredible scenery. Warm up around the charming wood stove, and enjoy three bedrooms on the main floor, plus the convenience of a main-floor laundry and a natural gas BBQ line on the deck. The walkout basement features a spacious primary suite with a corner jetted tub, 10' ceilings, and access to a covered lower deck. The beautifully manicured yard includes RV parking, alley access, and a triple attached garage with a meat station for hunting season. This home blends comfort, function, and space to grow, all in one of Saskatchewan's best summer hotspots. 3D Virtual Tour Available!