



**32 Ministikwan Road  
Ministikwan Lake, Saskatchewan**

**MLS # A2312846**



**\$619,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Immersed in nature this hidden oasis at Ministikwan Lake where lake life, privacy, and functionality all come together. Built in 2011, this property is set up for year-round living and fully embraces the outdoor lifestyle with incredible hunting, fishing, and recreation nearby. Located approximately 25 minutes from Loon Lake, this custom bungalow home sits on one and a half lots, creating ample parking space along with power hookups for campers when family and friends come to visit. This home was thoughtfully built with efficiency and long-term comfort in mind. The 20kw Generac backup power system automatically turns on during outages, giving peace of mind year-round. The ICF basement foundation keeps the home warm in the winter and cool in the summer, while the added blown-in insulation in both the home and garage enhances overall efficiency. Hardie board siding and 30-year shingles add durability and low-maintenance appeal. Outdoor living is truly what makes this property stand out. Start your mornings on the south-facing front deck, then move to the massive 840 sq ft back deck designed for entertaining and relaxing in complete privacy. Featuring privacy panels and an incredible covered outdoor kitchen, this space was made to fully enjoy lake life and the outdoors. The home arrays a bright open-concept layout with a modern yet cozy feel. The oversized mudroom is incredibly functional with four large closets and laundry space. The kitchen is designed for gathering, featuring a massive island with extensive storage, oversized drawers, corner pantry, and plenty of prep space. The dining and living area flow seamlessly together with an electric fireplace and built-in shelving creating warmth and character throughout. The main floor hosts two spacious bedrooms and a four-piece bathroom with walk-through access from the primary bedroom.

The home is accented with pine doors and trim. The fully finished basement offers two additional large bedrooms and a spacious bathroom with dual vanities and an infrared sauna &mdash; the perfect place to unwind after a day outdoors or ice fishing. The detached heated garage creates the ultimate man cave, workshop, or extra entertaining space with natural gas heat already in place. This is a property that offers privacy, efficiency, outdoor living, and year-round comfort. This is a unique one of a kind property that exudes and embraces all that the quiet and beauty Lake Ministikawan has to offer.