



GRASSROOTS
REALTY GROUP

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113 2 Avenue
Loon Lake, Saskatchewan

MLS # A2321267



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame		
Size:	847 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	Recreational Residential
Foundation:	Preserved Wood	Utilities:	-
Features:	Pantry		

Inclusions: n/a

Enjoy four-season lake living in this spacious A-frame walkout home, offering ample living space across three levels. Situated on a deeded lot at Jumbo Beach, this property is designed for family gatherings and year-round memories. The main floor features an open kitchen, living area, bathroom, and pantry, while the upper level offers two bedrooms. The fully developed walkout lower level features a comfortable family room, three additional rooms, a mechanical room, and a laundry area, providing ample space for family and guests. Natural gas heating provides year-round comfort, while the cistern and septic system offer convenience for extended stays. Outside, you'll appreciate over 500 square feet of deck space, a covered patio, and a storage shed, creating excellent spaces for entertaining and enjoying the peaceful surroundings. Furniture and appliances are included, making this an ideal recreational retreat or year-round residence. Just a short stroll away, you can explore the sandy shoreline and experience the friendly, laid-back atmosphere that makes Jumbo Beach such a sought-after destination. Located just a short walk from the lake, this property offers the perfect blend of comfort, functionality, and a relaxed lifestyle. Jumbo Beach is also home to the popular Ice Cream Dairy Bar, a local favourite for delicious frozen treats and summer fun. 3D Virtual Tour Available!