

# \$520,000 - 100 Rose Meadow Drive, Loon Lake

MLS® #A2212393

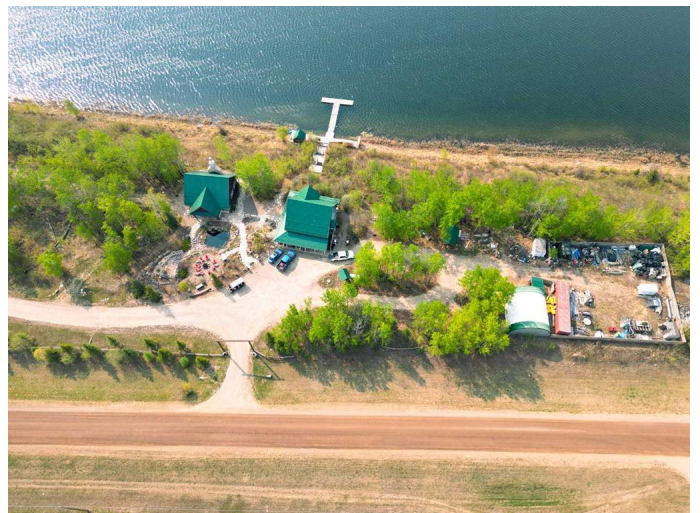
**\$520,000**

2 Bedroom, 2.00 Bathroom, 2,592 sqft

Residential on 2.29 Acres

NONE, Loon Lake, Saskatchewan

Court-Ordered Sale: Stunning Lakefront Property on Fowler Lake Nestled on the tranquil shores of Fowler Lake in Northern Saskatchewan, this expansive lakefront estate offers an unparalleled opportunity for investors or nature lovers seeking a versatile property with endless potential. Spanning three combined lots, this unique offering is perfect for those envisioning a private retreat, a boutique resort, or a short-term rental business. The main building is thoughtfully designed to accommodate various needs. On the ground floor, a 1-bedroom, 1-bathroom suite features an adjoining office or store space, providing flexibility for personal or commercial use. The upper-level suite boasts breathtaking views of the lake, offering a serene and inviting atmosphere. Both suites are equipped with in-floor heating for year-round comfort, and additional exterior washrooms add convenience for guests. At the heart of the property lies the Gathering Place, a remarkable 1,200+ square-foot building designed for hosting events, retreats, or family gatherings. With its full kitchen, vaulted ceilings, striking stone fireplace, and expansive south-facing windows framing stunning lake views, this space creates a warm and inviting environment for any occasion. The outdoor amenities further enhance the property's appeal, featuring a 1,000-square-foot heated Quonset with a 15-foot overhead door for ample storage, a natural swimming hole, a beach volleyball



court, and a scenic boardwalk, all providing endless opportunities for recreation and relaxation. As a court-ordered sale, this property represents an exceptional chance to secure a prime piece of Northern Saskatchewan's natural beauty. Whether you seek a peaceful escape or a lucrative investment opportunity, this estate is ready to deliver unmatched value. Don't miss your chance to own this rare gem and transform it into your dream destination or thriving business.

Built in 2010

**Essential Information**

MLS® #	A2212393
Price	\$520,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,592
Acres	2.29
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	100 Rose Meadow Drive
Subdivision	NONE
City	Loon Lake
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M1L0

**Amenities**

Parking Spaces	10
Parking	Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Freezer, Oven, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Dock, Fire Pit
Lot Description	Brush, Cleared, Few Trees, Lake, Landscaped, Lawn, Close to Clubhouse, Environmental Reserve
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	19
Zoning	REC

## Listing Details

Listing Office	LPT Realty
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