

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

MLS® #A2212393

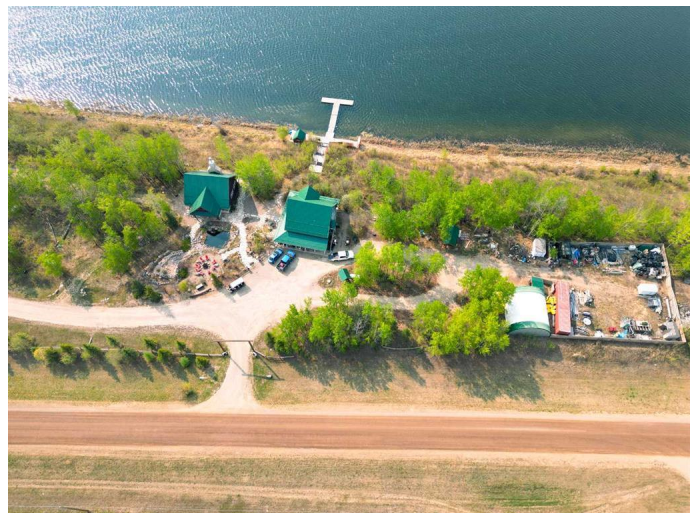
**\$520,000**

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 | 18               |
| Zoning         | REC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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