

**709 2 Avenue
Loon Lake, Saskatchewan**

MLS # A2255597

\$204,900



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,244 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.35 Acre		
Lot Feat:	Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		
Inclusions:	NA		

Welcome to this charming 3-bedroom, 2-bathroom home situated on a spacious double lot, perfectly located right across the street from the school. Offering comfort and convenience, this property is ideal for families, first-time buyers, or anyone looking for a little extra room both inside and out. Step inside to find a bright and inviting living space, a functional kitchen, and three comfortable bedrooms. A versatile bonus room provides extra space for a home office, playroom, or cozy retreat—tailored to your lifestyle. With two full bathrooms, morning routines and busy evenings are a breeze. The large double lot is a standout feature, giving you endless possibilities—whether it's space for a garden, outdoor entertaining, or future expansion. With its prime location across from the school, this home combines everyday convenience with small-town comfort. Don't miss the opportunity to make it yours!