

\$74,500 - 551 Willow Avenue, Porcupine Rm No. 395

MLS® #SK006194

\$74,500

1 Bedroom, 2.00 Bathroom, 420 sqft

Single Family on 0.17 Acres

Carragana (Porcupine Rm No. 395),
Porcupine Rm No. 395, Saskatchewan

Welcome to 551 Willow Ave in Carragana, SK! This well-designed 460 sq ft, four-season cabin offers year-round comfort including running water (hailed from Porcupine Plain water station included in the sale is the tote, hoses and pump) and sewer. Inside, you'll find essential appliances, including a propane cooktop, microwave, washer, dryer, refrigerator. All kitchen essentials—utensils, dishes, pots, and pans—are included. A tabletop propane BBQ is ready for use, with a separate tank or cabin hookup. The living room features a leather sofa and hide-a-bed. Oak cabinets offer plenty of storage space. Cabin is linoleum flooring from front to back for easy maintenance. Loads of natural light fills the space through excellent windows. The main bedroom offers a full/double bed with storage. The three-piece bathroom has a walk-in shower. Additional features include central vacuum, air conditioning, and a second bathroom with outside access, currently used for storage but easily convertible into another bedroom or two-piece bath. The property holds endless potential—consider a rooftop deck, expanded entrance deck, or additional structures to enhance your retreat. A 10x15 wired “Bunkie” is ready for development, perfect for extra sleeping space or storage. Utilities include two 500 lb propane tanks for heat, stove fuel, and hot water. Monthly power averages \$25, annual taxes are \$431, and winter propane costs around \$300. The



100-amp electrical service allows expansion for a garage, shop, or future upgrades. Ideal for hunters and outdoor enthusiasts, this cabin sits near groomed trails for quadding and snowmobiling, surrounded by breathtaking scenery, ample wildlife, and pure serenity. Wild raspberries and asparagus grow around the lot. Located just 12 km from Porcupine Plain. This cabin is your perfect seasonal escape or full-time home! Call today to setup your appointment to view!! (id:6289)

Built in 2006

Essential Information

Listing #	SK006194
Price	\$74,500
Bedrooms	1
Bathrooms	2.00
Square Footage	420
Acres	0.17
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	551 Willow Avenue
Subdivision	Carragana (Porcupine Rm No. 395)
City	Porcupine Rm No. 395
Province	Saskatchewan
Postal Code	S0E0K0

Amenities

Features	Treed, Lane, Rectangular
Parking	Gravel, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dryer, Microwave, Window Coverings, Storage Shed
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Heating Propane Forced air
Cooling Central air conditioning

Exterior

Exterior Features Lawn

Listing Details

Listing Office Century 21 Proven Realty



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Listing information last updated on October 30th, 2025 at 8:16pm PDT