

\$999,999 - 100 Mihr Way, Mckillop Rm No. 220

MLS® #SK007926

\$999,999

2 Bedroom, 2.00 Bathroom, 3,331 sqft

Single Family on 1.19 Acres

N/A, Mckillop Rm No. 220, Saskatchewan

Discover this stunning, rare, turnkey waterfront property just 35 minutes from Regina, situated on 1.19 acres with a 2-tiered semi-private sandy beach—ideal for a peaceful retreat or an income-generating investment. This Mixed use property is Located on beautiful Last Mountain Lake, this property currently operates as a revenue-producing rental with two fully furnished units and a large common area connecting the suites. Each unit rents for \$295 per night With wheelchair accessibility this sets this property apart from all others. The spacious basement level is ready for your personal touch—whether you want to add two more rental units, develop it into a full-time residence, or create a 4-season cottage; blueprints for 2 bedroom and a 1 bedroom units available. Energy-efficient features include in-floor heating with a glycol system powered by roof-mounted heat recovery panels that utilize solar energy to help reduce costs. The existing air exchanger system provides central air conditioning, ensuring year-round comfort. Outdoor living spaces are enhanced by a large wrap-around deck with two natural gas BBQs and a gas fireplace , perfect for entertaining in the common area as well as washer and dryer up and down. Future development potential is significant; completing the planned renovations could increase monthly income to approximately \$295 for the two-bedroom west unit and \$265 for the one-bedroom east unit. The close proximity to Regina Beach offers all amenities.



Rowan's Ravine Provincial Park is only a 25 minute drive, while the charming town of Silton is just 9 minutes away, 9 hole Golf course 25 minutes This unique property combines natural beauty, investment potential, and endless outdoor activities and the Boat launch is conveniently located right out front! This property has a central sewer system with RO water. No need to haul water or worry about scheduling pump outs here! Busses conveniently pick up the kids and take them to Bulyea or Strasbourg school (id:6289)

Built in 2009

Essential Information

Listing #	SK007926
Price	\$999,999
Bedrooms	2
Bathrooms	2.00
Square Footage	3,331
Acres	1.19
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	100 Mihr Way
Subdivision	N/A
City	Mckillop Rm No. 220
Province	Saskatchewan
Postal Code	S0G4L0

Amenities

Features	Treed, Irregular lot size, Wheelchair access, Balcony
Parking	Gravel, None, Parking Space(s)
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Washer, Refrigerator, Satellite Dish, Dishwasher, Dryer, Microwave, Alarm System, Oven - Built-In, Window Coverings, Hood Fan, Stove
Heating	Natural gas In Floor Heating
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features Lawn, Underground sprinkler

Listing Details

Listing Office Realty Executives Diversified Realty



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