

\$399,000 - 807 Spruce Street, Beaver River Rm No. 622

MLS® #SK008533

\$399,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.21 Acres

N/A, Beaver River Rm No. 622, Saskatchewan

Discover your perfect lake retreat on this 0.2+ acre waterfront lot in Lauman's Landing, nestled on the shores of Lac Des Iles Lake. This property is ideal for building your dream home by 2030, offering ample time to plan your vision. Rendered photos of the Salt Spring by Beaver Homes and Cottages gives you just one of many homes that would fit perfectly on this lot. Enjoy immediate lake access with your private boat slip and lift. Lac Des Iles is a fantastic lake for boating and fishing, known for its clear waters and abundant Walleye, Pike, and Perch. Not ready to build? No problem! Hook up your RV right by the deck with full power, water, and septic connections. Your guests will love the cozy sleep shack, complete with two bunk beds, a full bathroom (with shower), washer/dryer, and a fridge/freezer. This property is fully serviced with the subdivision's reverse osmosis system for water, a septic tank already installed, and power and natural gas run to the lot. Relax under your custom gazebo and enjoy a fire as you watch breathtaking sunsets. This isn't just a lot; it's your invitation to a vibrant lakeside lifestyle, where every day feels like a vacation. Lauman's Landing offers a boat launch, fish filleting shack, and a playground. Beyond the subdivision, Meadow Lake Provincial Park provides endless opportunities for hiking, biking, swimming, and winter sports. The highly-rated Northern Meadows Golf Course is also nearby. Offering a peaceful escape without sacrificing accessibility you are just two



hours north of Lloydminster, 45 minutes east
of Cold Lake, and 3 hours and 45 minutes east
of Edmonton (id:6289)

Essential Information

Listing #	SK008533
Price	\$399,000
Bathrooms	0.00
Acres	0.21
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	807 Spruce Street
Subdivision	N/A
City	Beaver River Rm No. 622
Province	Saskatchewan
Postal Code	S0M1A0

Amenities

Features	Treed, Recreational
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Exterior Features	Lawn
-------------------	------

Listing Details

Listing Office	Coldwell Banker Signature
----------------	---------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 6:31pm PDT