

\$249,900 - 306 Lake Avenue, Manitou Beach

MLS® #SK012411

\$249,900

3 Bedroom, 1.00 Bathroom, 1,696 sqft

Single Family on 0.24 Acres

Little Manitou Lake, Manitou Beach,
Saskatchewan

It is indisputable that this property is one of the best locations in all of Manitou Beach! Located directly across the road from Little Manitou Lake the orientation takes advantage of all the vistas the home has to offer. Sun rises and sunsets, the beauty of the water itself and the landscape across the lake, all easily viewed from the floor to ceiling windows facing the lake and the window in the kitchen making meal preparation and clean up a joy! This is a massive lot offering over 10,000 sq.ft. of property for more development if desired. The property greets you with a huge raised brick patio for outdoor entertainment with the entrance door leading into the open concept kitchen, living and dining spaces flooded with natural light and offering many options to make the space your own. There are three bedrooms and the four piece bath across the back of the house. The home is in need of repair, renovation and updating and has been priced taking this into account. If you are looking for a home to make your own and appreciate the value this property has to offer it may be the home for you. The village has a full reverse osmosis public water system and full sewer system. All the amenities of the city with the serenity of the beach and all the required services just a short 10 minute drive into Watrous. Manitou is a growing and thriving community that is art and health centric with the focus being the healing waters of Little Manitou Lake. Enjoy the mineral spa year



round many activities including golf, sailing, hiking, swimming, and much more! (id:6289)

Built in 1956

Essential Information

Listing #	SK012411
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,696
Acres	0.24
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	306 Lake Avenue
Subdivision	Little Manitou Lake
City	Manitou Beach
Province	Saskatchewan
Postal Code	S0K4T1

Amenities

Features	Treed, Irregular lot size, Recreational
Parking	Gravel, Parking Space(s)
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings, Stove
Heating	Electric, Natural gas Baseboard heaters
Fireplace	Yes
Fireplaces	Gas
# of Stories	1

Listing Details

Listing Office

Realty Executives Watrous



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