

\$599,900 - 114 Grace Court Little Bear Lake, Northern Admin District

MLS® #SK012492

\$599,900

4 Bedroom, 3.00 Bathroom, 1,974 sqft
Single Family on 0.00 Acres

Little Bear Lake, Northern Admin District,
Saskatchewan

Charming Year-Round Retreat with Suite at Little Bear Lake Located on a quiet cul-de-sac and backing onto government land, this 1,974 sq ft home with a 900 sq ft walkout basement suite offers the perfect combination of relaxation, recreation, and income potential. Ideal for year-round living or vacation use, the self-contained lower suite is perfect for short-term rentals during peak summer and winter seasons. The property includes a 25' x 25' leased storage lot with two sheds (application and fee required), ideal for ATVs, sleds, and gear. The home features a spacious open-concept layout with a bright living room, dining area, and a large kitchen with island and gas stove. A full eastern wall of windows provides peaceful backyard views and natural light. The main level also includes a bedroom with two double beds and a 3-piece bathroom. Upstairs, the primary retreat boasts a 5-piece ensuite, walk-in closet, and loft-style views over the main floor and yard. The walkout basement suite includes its own kitchen, laundry, two large bedrooms, and space to sleep up to eight—perfect for guests or renters. Additional / other features include : in-floor heating, a wood-burning stove, a newer boiler system, reverse osmosis, a 24 ft sand point well, an 11' x 40' attached garage, extra parking near the walkout, durable log-and-stone siding, 280 gal water holding



tank hooked up to a sand point well, 1000 gal septic holding tank, 3 storage sheds in back yard, additional off site storage lot (needs to be applied for and is a small fee associated with it) - Owner is willing to leave property fully furnished except for his personal belongings and antiques. Little Bear Lake is one of the few Saskatchewan spots where you can ride your ATV directly from your property to the trails. Properties here are rarely available"this is a rare chance to own in a sought-after location.-- (id:6289)

Built in 2008

Essential Information

Listing #	SK012492
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,974
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Freehold

Community Information

Address	114 Grace Court Little Bear Lake
Subdivision	Little Bear Lake
City	Northern Admin District
Province	Saskatchewan
Postal Code	S0J3E0

Amenities

Features	Cul-de-sac, Treed, Corner Site, Rectangular, Wheelchair access, Balcony
Parking	Attached Garage, Gravel, Parking Space(s), RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window Coverings, Storage Shed, Stove
Heating	Electric, Propane, Wood Hot Water, In Floor Heating
Fireplace	Yes
Fireplaces	Wood
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Lot Description 51x114

Listing Details

Listing Office Coldwell Banker Signature



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