

\$214,900 - 17 A Round Lake, Shellbrook Rm No. 493

MLS® #SK013183

\$214,900

3 Bedroom, 1.00 Bathroom, 1,242 sqft

Single Family

N/A, Shellbrook Rm No. 493, Saskatchewan

Escape to your own private lakefront retreat with this charming year-round cabin located at beautiful Round Lake. Nestled in a peaceful Co-op community, this property offers stunning views, cozy comfort, and everything you need to enjoy lake life in every season. The home features approximately 1,242 square feet of living space, including 864 square feet on the main floor and additional space on the upper level. There are three bedrooms, including a primary bedroom with a wood-burning fireplace, and a full three-piece bathroom on the main floor. The sunroom provides a relaxing spot to take in the lake views, while the wraparound deck is perfect for entertaining or unwinding outdoors. A detached 20 by 20 foot garage offers storage and workspace, and the property also includes a shed and outhouse for added convenience. Appliances include a natural gas stove, fridge, wine cooler, microwave, washer, dryer, and hood fan. The home is heated with a natural gas forced-air furnace and has an electric water heater. Water is supplied by eight 1,000-litre holding tanks, and the lot offers excellent privacy with approximately 60 feet of brush separating it from neighboring properties. This is a Co-op lease lot with an annual fee of approximately \$350, and buyers must be approved by the Co-op. Property taxes are approximately \$700 per year, with a noted increase to \$900 in a previous year due to community basketball court upgrades. Whether you're looking for a peaceful



weekend getaway or a year-round home by the water, this property at 17A Round Lake is a rare opportunity to enjoy lakefront living at its best. (id:6289)

Essential Information

Listing #	SK013183
Price	\$214,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,242
Type	Single Family
Sub-Type	Leasehold

Community Information

Address	17 A Round Lake
Subdivision	N/A
City	Shellbrook Rm No. 493
Province	Saskatchewan
Postal Code	S0A3Y0

Amenities

Parking	Detached Garage, Parking Space(s)
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Natural gas Forced air
# of Stories	2

Listing Details

Listing Office	Hansen Real Estate Inc.
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