

\$395,000 - 819 Spruce Street, Beaver River Rm No. 622

MLS® #SK996042

\$395,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.25 Acres

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

Picture this: waking up to the gentle lapping of waves on Lac Des Iles, the sun sparkling on the water, and the tranquility of Meadow Lake Provincial Park surrounding you. This exceptional lakefront lot in Lauman's Landing offers the chance to make that dream a reality. Build your custom home or charming cabin and enjoy year-round access to this natural paradise. The lot comes equipped with the essentials – a 12x16 shed, power, water, and septic are already installed, along with convenient power access along the front of the lot and a separate water line perfect for rinsing off after a swim or paddle. Phone and natural gas lines are also available at the property edge, simplifying the building process. A private path leads you down to the pristine sandy beach, your own personal gateway to the lake. Lauman's Landing is conveniently located just 10 minutes from Northern Meadows Golf Club, a premiere 18 hole golf course. 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. The renderings showcase the Copper Creek II model, a home that perfectly complements the scale and beauty of this remarkable lot. (id:6289)



Essential Information

Listing # SK996042

Price	\$395,000
Bathrooms	0.00
Acres	0.25
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	819 Spruce Street
Subdivision	N/A
City	Beaver River Rm No. 622
Province	Saskatchewan
Postal Code	S0M1A0

Amenities

Features	Irregular lot size, Rolling, 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 18th, 2025 at 1:46am PDT