

# \$204,900 - 709 2 Avenue, Loon Lake

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MLS® #A2255597

## \$204,900

4 Bedroom, 3.00 Bathroom, 2,244 sqft  
Residential on 0.35 Acres

NONE, Loon Lake, Saskatchewan

Welcome to this charming 3-bedroom, 2-bathroom home situated on a spacious double lot, perfectly located right across the street from the school. Offering comfort and convenience, this property is ideal for families, first-time buyers, or anyone looking for a little extra room both inside and out.

Step inside to find a bright and inviting living space, a functional kitchen, and three comfortable bedrooms. A versatile bonus room provides extra space for a home office, playroom, or cozy retreat—tailored to your lifestyle. With two full bathrooms, morning routines and busy evenings are a breeze.

The large double lot is a standout feature, giving you endless possibilities—whether it's space for a garden, outdoor entertaining, or future expansion.

With its prime location across from the school, this home combines everyday convenience with small-town comfort. Don't miss the opportunity to make it yours!

Built in 1960

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2255597  |
| Price    | \$204,900 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,244             |
| Acres          | 0.35              |
| Year Built     | 1960              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 709 2 Avenue |
| Subdivision | NONE         |
| City        | Loon Lake    |
| County      | Saskatchewan |
| Province    | Saskatchewan |
| Postal Code | S0M1L0       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Lawn, Many Trees |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame       |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 43                   |
| Zoning         | R2                   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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