



**709 2 Avenue  
Loon Lake, Saskatchewan**

**MLS # A2255597**



**\$124,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,244 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

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!