



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**503 Makwa Drive  
Loon Lake, Saskatchewan**

**MLS # A2084847**



**\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lake, La		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	SEASON
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Primary Downstairs, Recessed Lighting, Soaking Tub, Storage		
<b>Inclusions:</b>	None		

There is room for everyone to enjoy the lake with this fantastic FIVE BEDROOM, three bathroom two storey with a garage walkout! This is private TITLED LAND at Makwa Lake within steps of Jumbo Beach. A functional 2144 square foot 2007 construction with an undeveloped ICF basement with direct access to the 14x30 foot garage. The main floor offers a modern, white kitchen with all appliances included, a dedicated dining area with french-doors to the rear covered deck, a large living area, handy 2 piece bath beside the back door as well as the master suite with a full ensuite with a jacuzzi soaker tub. On the second floor you will find four really nice sized bedrooms, a supersized family washroom with another soaker tub, dedicated laundry area and a cozy family room with direct access to the second floor covered balcony which provides for a lovely lake view! The rear yard is super private, fully fenced with a storage shed with barn style doors, dedicated parking area, firepit area and raised natural garden beds, there is access to the yard with gates on all sides of the property. Amenities plus include all the amenities of home including an air exchanger, central vacuum, garburator, water softener, dishwasher and automatic garage door opener. Make your move and make this home away from home yours to get away and enjoy!