

# **\$525,000 - 406 Ash Avenue, Lac des Isles**

MLS® #A2209838

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.30 Acres

NONE, Lac des Isles, Saskatchewan

Welcome to Laumans Landing at Lac Des Isles. This stunning 3-bed 2-bath property is situated in Laumans Landing within walking distance of beautiful Lac Des Isles. As you step inside the one-level well-designed home you will be greeted by tall ceilings, vinyl plank flooring and an open concept floor plan. The living room invites you in with its built-in gas fireplace and large windows which are a beautiful focal point of this home. The kitchen boasts modern appliances, white cupboards, a large pantry, quartz countertops, and an island with seating, power and lots of drawers. Enjoy family meals in the dining area, or head outside to the deck and enjoy an outdoor meal in the privacy of your backyard. The well-sized primary bedroom has both a 3-piece ensuite bath and a large walk-in closet. Two more spacious bedrooms, a full 4-piece bathroom and main floor laundry round out this functional, clean, contemporary home. The basement crawl space has ceiling heights of 4' 5" and offers plenty of room for storage. Outside, you'll find a beautiful 1-bed 1-bath bunkhouse with covered deck, a storage shed (with power) and a wood shed. Water is supplied from the community water system. Septic is a tank. The yard is fenced for privacy. In addition, there is an RV plug and RV septic hook up in the back yard. Make this remarkable bungalow your forever home! The Laumans Landing development is located on the South Eastern corner of Lac Des Isles and features a boat launch, fish filleting shack and



playground. Laumans Landing is located 2 hrs from Lloydminster, 3hr & 45 min from Edmonton, 2 hrs 30 min to North Battleford and 1 hr from Cold Lake. Book your showing today!

Built in 2019

### **Essential Information**

MLS® #	A2209838
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.30
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	406 Ash Avenue
Subdivision	NONE
City	Lac des Isles
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1A0

### **Amenities**

Parking Spaces	8
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	RV Hookup, Storage
Lot Description	Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 8th, 2025
Days on Market	137
Zoning	Residential

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.