

# \$73,000 - 17 Branch Lake, Loon Lake

MLS® #A2136871

**\$73,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.39 Acres

NONE, Loon Lake, Saskatchewan

Experience the ultimate lakeside escape at Rippling Water Estates, where tranquility meets adventure on stunning Branch Lake.

These exclusive lakefront lots are partially cleared, providing a seamless setup for your RV. With power and phone lines already extended to the property line, you can start enjoying your new retreat right away.

Each lot comes with the flexibility to build your cabin oasis within 12 years, with a minimum size requirement of 800 square feet. Imagine crafting your lakeside residence on one of the last available waterfront lots—no more will be developed, ensuring the exclusivity and serenity of your personal oasis.

Branch Lake, a private-access gem, spans 3 miles and reaches depths of up to 90 feet. It's renowned for excellent fishing, particularly for Pickerel and Walleye, making it a paradise for fishing enthusiasts.

Located just 1 hour and 20 minutes northeast of Lloydminster, Saskatchewan, Rippling Water Estates offers the perfect balance of seclusion and convenience. Note: Boundary lines in the photos are approximate for reference only.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2136871         |
| Price     | \$73,000         |
| Bathrooms | 0.00             |
| Acres     | 0.39             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17 Branch Lake |
| Subdivision | NONE           |
| City        | Loon Lake      |
| County      | Saskatchewan   |
| Province    | Saskatchewan   |
| Postal Code | S0M 1L0        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2024 |
| Days on Market | 319            |
| Zoning         | REC            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.