

# **\$575,000 - 406 Ash Avenue, Lac des Isles**

MLS® #A2209838

**\$575,000**

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          | \$575,000   |
| 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        | None, Crawl Space       |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Storage, RV Hookup               |
| 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 | 36              |
| Zoning         | Residential     |

## Listing Details

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

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