

# \$139,800 - 104 Sunset Acres Lane, Last Mountain Lake East

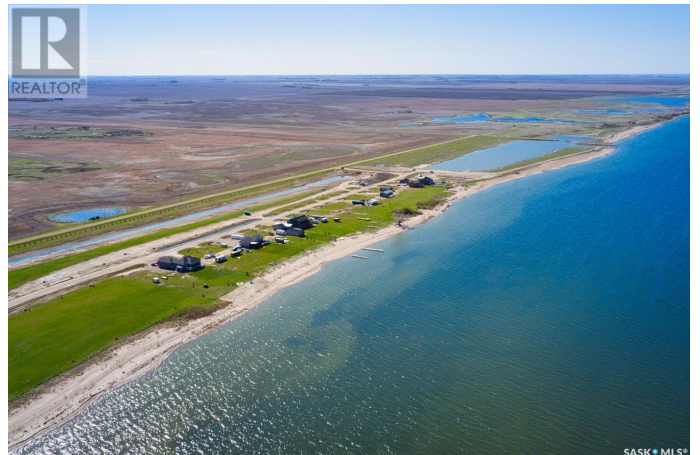
MLS® #SK992628

**\$139,800**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 1 Acres

N/A, Last Mountain Lake East Side, Saskatchewan

Lakefront lot for sale in Sunset Acres Resort on the East shore of Last Mountain Lake, Saskatchewan. This waterfront lot is 75m wide x 311m and is graded to accommodate a walk out basement. There is both power and natural gas service to the property line. If you are looking at our map, this is Lot #45. And YES, you can put your camper there until you build. The private inland marina and boat launch opened in 2018. The boat launch is 16m wide and 120m long! It's slick to use because the 100m wide berm of the marina protects you and your boat from the wind, making launching super easy. Located an hour + 15 away from Regina and an hour + 45 min from Saskatoon, this Resort is in a desirable location to build your family vacation home or your retirement retreat. A short drive to both Govan and Strasbourg, where you will find restaurants, groceries, service stations, medical and financial services, shopping and more! Sunset Acres Resort is situated on the widest part of the lake and just south of North America's oldest bird sanctuary and Arlington Beach. This is an all-season development with full time residents. With no steep hillsides or treacherous terrain, access to your vacation home and to the water beyond is easy. Enjoy family fun on the sandy beach; go boating or fishing on the lake or from your dock; or just relax on your deck and take in one of Saskatchewan's stunning sunsets. The completed development will offer lakefront,



marina and canal lots with minimal artificial light allowing for enjoyment of the vast night sky. Sunset Acres Resort owners belong to an Home Owners Association (HOA) for an annual fee of \$180, which safeguards the overall value and investment of the shared owned amenities. Contact your REALTOR® today for more info. \*DON'T MISS THE SUNSET ACRES VIDEO TOUR IN THE MEDIA LINK! (id:6289)

### Essential Information

|           |             |
|-----------|-------------|
| Listing # | SK992628    |
| Price     | \$139,800   |
| Bathrooms | 0.00        |
| Acres     | 0.53        |
| Type      | Vacant Land |
| Sub-Type  | Unknown     |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 104 Sunset Acres Lane        |
| Subdivision | N/A                          |
| City        | Last Mountain Lake East Side |
| Province    | Saskatchewan                 |
| Postal Code | S0G0Z0                       |

### Amenities

|               |                                    |
|---------------|------------------------------------|
| Features      | Rectangular, No bush, Recreational |
| Is Waterfront | Yes                                |
| Waterfront    | Waterfront                         |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | Lawn |
|-------------------|------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX Crown Real Estate |
|----------------|--------------------------|

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