

**Lot 24 Bodnar Road  
Brightsand Lake, Saskatchewan****MLS # A2233667****\$72,500**

Division: NONE

Lot Size: 0.21 Acre

Lot Feat: Rectangular Lot, Treed

By Town: -

LLD: -

Zoning: LD1

Water: -

Sewer: -

Utilities: -

71'X131' lot in the Evergreen Beach subdivision of Brightsand Lake, SK. Set in the mature spruce, this lot has public reserve area to the west and south. Power and gas to property line. GST applies. Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. For current land use bylaws, contact the RM of Mervin office in Turtleford. There is also an opportunity for investors or developers looking to grow their portfolio-this offering includes a wholesale option when acquiring multiple parcels as a single package. It's well-suited for future retail lot sales, phased development, or a long-term investment in a sought-after lake destination. Please contact the listing office to request a detailed information package.