

**304 Aspen Bay
Brightsand Lake, Saskatchewan****MLS # A2233706****\$85,000****Division:** NONE**Lot Size:** 0.26 Acre**Lot Feat:** Irregular Lot, Treed**By Town:** -**LLD:** -**Zoning:** LD1**Water:** -**Sewer:** -**Utilities:** -

Spacious cul-de-sac lot set in the spruce close to the lakeshore in the Sandy Point subdivision, Brightsand Lake SK. Environmental reserve between lot and shoreline. Brightsand is a spring fed lake resulting in clear and clean water. Family friendly resort community with year around residents. Underground power to boundary. GST applies. Adjacent lot also available. 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.