

**1212 Main Street  
Spruce Lake, Saskatchewan**

**MLS # A2266346**



**\$80,950**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Garden, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Subfloor, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	None, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located in Spruce Lake, Sask on five fully fenced lots, this 1989 mobile home offers space, privacy, and plenty of potential! The property features two entrances, a large 30x20 quonset, and the option to add the adjacent one to four lots at an extra cost—own the entire block and expand your possibilities! Inside, you’ll find a bright open-concept kitchen and living area, perfect for entertaining or relaxing. The home offers three bedrooms (one currently used as a den), and two bedrooms have been converted into one large space—easily reversible back to two if desired. The primary bedroom includes a convenient 3-piece ensuite. Enjoy the outdoors on two large decks overlooking a nicely landscaped yard with gravel driveway, garden area, flower beds, and mature trees. Built for durability, this home has 6” walls, sits on concrete pilings 14” deep and 14” wide with rebar reinforcement, welded sleepers and chained-down construction. Some flooring updates are needed, offering an opportunity to personalize and add value. With oilfield, lakes, fishing, hunting, and logging opportunities nearby, this property is ideal for those seeking peaceful small-town living with room to grow. Immediate possession available—move in and make it your own!