\$80,950 - 1212 Main Street, Spruce Lake

MLS® #A2266346

\$80,950

3 Bedroom, 2.00 Bathroom, 1,258 sqft Residential on 0.45 Acres

NONE, Spruce Lake, Saskatchewan

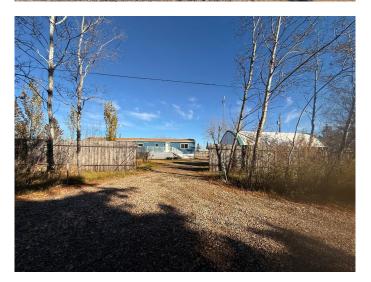
Located in Spruce Lake, Sask on five fully fenced lots, this 1989 mobile home offers space, privacy, and plenty of potential! The property features two entrances, a large 30x20 quonset, and the option to add the adjacent one to four lots at an extra costâ€"own the entire block and expand your possibilities! Inside, you'II 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 spaceâ€"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 availableâ€"move in and make it your own!







Built in 1989

Essential Information

MLS® # A2266346 Price \$80,950

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,258
Acres 0.45
Year Built 1989

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

Community Information

Address 1212 Main Street

Subdivision NONE

City Spruce Lake

County Saskcatchewan

Province Saskatchewan

Postal Code S0M 2W0

Amenities

Parking Spaces 4

Parking Gravel Driveway, Parking Pad, Drive Through

Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Garden, Private Yard

Lot Description Garden, Level, Many Trees

Roof Asphalt

Construction Vinyl Siding, Metal Frame

Foundation Piling(s), None

Additional Information

Date Listed October 23rd, 2025

Days on Market 23 Zoning R1

Listing Details

Listing Office eXp Realty (Lloyd)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.