

# \$669,900 - 204 Northern Meadows Drive, Rural

MLS® #A2135378

**\$669,900**

5 Bedroom, 3.00 Bathroom, 1,513 sqft  
Residential on 0.25 Acres

NONE, Rural, Saskatchewan

Discover your perfect retreat at this stunning lakefront cabin on Bousquet Lake, just a short stroll away from the renowned Northern Meadows Golf Course, one of the best in Saskatchewan. The pro shop is close enough to stroll over for a meal in its dining room!

Enjoy breathtaking views and serene waterfront living with incredible wildlife. This cabin is built with an ICF block basement, upgraded drainage system and 35-year shingles for lasting durability. With three bedrooms in the basement and a primary bedroom with an ensuite on the main floor, plus an extra room perfect for an office, den, or guest bedroom - there is plenty of space for everyone!

Modern comforts with in-floor heating throughout including the 28x30 ft double garage, ensuring warmth in every season. The stylish interiors feature hickory wide-plank flooring, porcelain tile bathrooms, pine doors and trim, and a beautiful stone fireplace, creating a warm and inviting atmosphere. The basement family room is plumbed and wired for a future bar or entertainment center, offering endless possibilities for relaxation and fun.

Step outside to enjoy the screened-in deck that spans the entire width of the cabin, providing the perfect spot to watch a storm roll in or barbecue in the rain. Practical amenities



include a RO system, water softener, and water from a local treatment plant, plus an 8x12 shed for extra storage.

Nestled on a secluded lot with little road traffic, this cabin offers the perfect escape from the hustle and bustle of daily life. Imagine waking up to the sound of birds, spending your days golfing, fishing, or just soaking in the natural beauty of Bousquet Lake. This is more than a home; it's a lifestyle waiting to be embraced. If you want to ensure even more privacy in the years to come, the lot on the west side is included!

Come and experience it for yourself â€” your lakefront dream cabin awaits!

Built in 2011

### **Essential Information**

MLS® #	A2135378
Price	\$669,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,513
Acres	0.25
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	204 Northern Meadows Drive
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan

Postal Code S0M 1A0

### **Amenities**

Parking Spaces 10

Parking Garage Faces Front, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated

# of Garages 2

Is Waterfront Yes

Waterfront Lake Front

### **Interior**

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Built-in Features, Closet Organizers, Vinyl Windows, Natural Woodwork, Sump Pump(s), Tankless Hot Water, Wired for Sound

Appliances Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer, Garage Control(s), Gas Stove, Range Hood, Tankless Water Heater, Water Softener

Heating Natural Gas, Fireplace(s), In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Great Room, Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Front Yard, Landscaped, Close to Clubhouse, Few Trees, Garden, Lake, Lawn, Waterfront

Roof Asphalt Shingle

Construction Mixed

Foundation ICF Block

### **Additional Information**

Date Listed May 27th, 2024

Days on Market 313

Zoning Recreational

### **Listing Details**

Listing Office MUSGRAVE AGENCIES

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