

\$599,000 - Fillon Lake Waterfront Acreage, Canwood

Rm No. 494

MLS® #SK017455

\$599,000

3 Bedroom, 2.00 Bathroom, 1,300 sqft
Single Family on 24.09 Acres

N/A, Canwood Rm No. 494, Saskatchewan

Welcome to Fillon Lake, where natural beauty and modern comfort meet on this rare 24.09-acre waterfront acreage in the RM of Canwood. With over 800 metres of shoreline, this property offers unmatched access to the water along with privacy, space, and endless recreation opportunities. The land is a perfect balance of open and wooded areas, featuring approximately 5½ acres of pasture for horses or hobby farming, with the remainder in bush that provides trails, shelter, and a haven for wildlife. Whether you enjoy boating, fishing, hiking, or simply relaxing by the lake, this property delivers it all. The home, built in 2016, offers 1,300 sq. ft. of thoughtfully designed living space. Inside, you'll find three bedrooms, two bathrooms, and a bright open-concept main living area with expansive lake views. Comfort is ensured year-round with in-floor heating and a wood-burning fireplace, and quality construction makes this a truly turn-key residence. Beyond the home, the property is set up to host family and friends with two serviced RV sites and a unique outdoor shower for summer convenience. A heated garage/workshop provides space for projects, toys, and storage. With ample room for RV parking, gatherings, and future development, this acreage is ideal as a recreational retreat, family getaway, or a year-round residence. Set in a quiet, private location with school bus service available and



the town of Canwood nearby, this property combines the tranquility of the lake with practical year-round living. Whether your dream is hobby farming, waterfront recreation, or simply escaping to a peaceful natural setting, this acreage is a one-of-a-kind opportunity to make it happen. (id:6289)

Built in 2016

Essential Information

Listing #	SK017455
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,300
Acres	24.09
Year Built	2016
Type	Single Family
Sub-Type	Freehold

Community Information

Address	Fillon Lake Waterfront Acreage
Subdivision	N/A
City	Canwood Rm No. 494
Province	Saskatchewan
Postal Code	S0J0K0

Amenities

Features	Acreage, Treed, Irregular lot size, Rolling
Parking	Attached Garage, Gravel, Heated Garage, Parking Space(s)
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Alarm System, Window Coverings, Stove
Heating	Propane In Floor Heating

Fireplace	Yes
Fireplaces	Wood
# of Stories	2

Exterior

Exterior Features	Lawn, Garden Area
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Listing Details

Listing Office	Coldwell Banker Local Realty
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