$70,000 - 38 Prosser Drive, Branch Lake

MLS® #A2234619

$70,000
0 Bedroom, 0.00 Bathroom,
Land on 0.35 Acres

NONE, Branch Lake, Saskatchewan

Hereâ€™s a rare opportunity to own a pristine 0.35-acre lakefront lot at scenic Branch Lake, nestled in northwest Saskatchewanâ€™s peaceful parkland-to-boreal transition zone. These well-treed parcels offer the serenity of a smaller, but deep, lake with northern pike and walleye in its waters. Power and phone installed to each lot boundary. Private boat launch. Experience the quiet charm of the lakeside living while staying close to the amenities available in Loon Lake, Paradise Hill, or Cold Lake. Outdoor enthusiasts will appreciate the proximity to the Bronson Forest with its year around recreation opportunities, numerous lakes, and wildlife. There is all season accessibility from either west from Loon Lake or south and east of Cold Lake from Highway 21 on secondary road #699 to RR 3243 north (approx. 4 miles). Detailed maps and signage are in place. Each lot is subject to building restrictions within 12 years of purchase to preserve the continuity and natural character of the resort community. A wholesale purchase consideration is being offered for those who would like the option of acquiring multiple lots for a family compound, or for investors looking to grow their portfolio. A proposed second phase for additional lots situated one row back is also available. GST applies. Please contact the listing office to request a detailed information package.

Essential Information

MLS® #	A2234619
Price	$70,000
Bathrooms	0.00
Acres	0.35
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	38 Prosser Drive
Subdivision	NONE
City	Branch Lake
County	Saskcatchewan
Province	Saskatchewan
Postal Code	S0M 1L0

Additional Information

Date Listed	June 25th, 2025
Days on Market	40
Zoning	REC

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER

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