

# \$189,000 - Lot 5 Murphy Lake, Rm Of Loon Lake, Rural

---

MLS® #A2148383

**\$189,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.06 Acres

NONE, Rural, Saskatchewan

Lot 5 is a 2+ acre lot in the Pelican Bay subdivision located on the north west corner of Murphy Lake. Murphy Lake is about 20 kilometers west of Loon Lake. This is an undeveloped, well treed, elevated lakefront lot with spectacular views. There is power to the property line. Murphy lake is great for fishing pike and also contains perch and walleye. Quad trails are close by. The Ministikwan Lake Public Beach is a short drive and a 30 minute drive takes you to Loon lake for a game a golf or to pick up the supplies that you need while vacationing. Murphy Lake is approximately a 1 hour 40 min drive north of Lloydminster (30 kms gravel). Lot 5 is part of an 8 lot Pelican Bay subdivision development. These lots were set up as a condo development because of the shared private road access with a locked gate at the road entrance for security. Condo fees are \$200.00 a year. Offer to purchase documents will be provided by listing brokerage. Call to view this large lakefront lot!



## Essential Information

MLS® #	A2148383
Price	\$189,000
Bathrooms	0.00
Acres	2.06
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 5 Murphy Lake, Rm Of Loon Lake
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1L0

## Amenities

Amenities	None
Is Waterfront	Yes

## Exterior

Lot Description	Brush, Irregular Lot, Waterfront
-----------------	----------------------------------

## Additional Information

Date Listed	July 9th, 2024
Days on Market	296
Zoning	Residential

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.