

\$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 cost—own the entire block and expand your possibilities! Inside, you’ll 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 space—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 available—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	Saskatchewan
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)
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