



# Welcome

**212 Lucien Lakeshore Dr, Lucien Lake**

**Asking \$109,000.00**

**MLS# SK033014**

- \* **Legal Description:** Blk/Par CC, PL 102347085, Ext 0
- \* **Style:** Lake Lot 3.59 acres
- \* **Taxes:** \$543/2025

Build your own lake retreat on this 3.59-acre lot ideally located just steps from the marina at Lucien Lake. This well-situated property features a developed entrance with culvert, a well on site, and a 100-amp outdoor electrical panel. Natural gas is available at the ditch, making future servicing convenient. The lot is lined with mature trees and shrubs, offering privacy and a peaceful setting, with flexibility to build a cabin, year-round acreage, or set up your own recreational getaway. Situated right beside Waters Edge Marina and just minutes from Lucien Lake Regional Park, you'll have quick access to boating, beach, camping, and year-round recreation. The property is approximately 30 minutes to Humboldt, 1 hour 15 minutes to Saskatoon, and just over 1 hour to Prince Albert. Prairie Skies Resort adds to the appeal with a growing lake community atmosphere, amenities, and events. Buyer to verify property lines and pin locations with the RM. Septic system to be installed at buyer's expense. Property lines in photos are approximate.