

# \$99,000 - Lot 7 Willow Bay, Brightsand Lake

---

MLS® #A2233691

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.22 Acres

NONE, Brightsand Lake, Saskatchewan

Large, lakefront lot in the popular Sandy Point subdivision of Brightsand Lake, SK. Power to property line. Backs onto public reserve and then a short walk to the beach on the well-maintained path system. GST applies to sale price. Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. For current land use bylaws, contact the RM of Mervin office in Turtleford. There is also an opportunity for investors or developers looking to grow their portfolio-this offering includes a wholesale option when acquiring multiple parcels as a single package. It's well-suited for future retail lot sales, phased development, or a long-term investment in a sought-after lake destination. Please contact the listing office to request a detailed information package.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2233691         |
| Price     | \$99,000         |
| Bathrooms | 0.00             |
| Acres     | 0.22             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | Lot 7 Willow Bay |
| Subdivision | NONE             |
| City        | Brightsand Lake  |
| County      | Saskatchewan     |
| Province    | Saskatchewan     |
| Postal Code | S0M 0H0          |

## Amenities

|               |            |
|---------------|------------|
| Is Waterfront | Yes        |
| Waterfront    | Waterfront |

## Exterior

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Cul-De-Sac, Irregular Lot, Waterfront |
|-----------------|---------------------------------------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 49              |
| Zoning         | LD1             |

## 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.