

# \$125,000 - Parcel E Marie Hanson Rd, Brightsand Lake

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MLS® #A2233802

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.51 Acres

NONE, Brightsand Lake, Saskatchewan

Adjacent to the Sandy Point subdivision on the west side of Brightsand Lake, SK., this 165'x654' parcel would make a great spot for a residence but the balance may be used for seasonal camping or the potential development of a bed and breakfast, pending RM approval. Underground power in place. GST applies. 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® #    | A2233802  |
| Price     | \$125,000 |
| Bathrooms | 0.00      |
| Acres     | 2.51      |
| Type      | Land      |

|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | Parcel E Marie Hanson Rd |
| Subdivision | NONE                     |
| City        | Brightsand Lake          |
| County      | Saskatchewan             |
| Province    | Saskatchewan             |
| Postal Code | S0M 0H0                  |

### Exterior

|                 |       |
|-----------------|-------|
| Lot Description | Treed |
|-----------------|-------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 52              |
| Zoning         | LD1             |

### Listing Details

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

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