



SASK MLS

## East Trout Lake Saskatchewan

\$449,900

**\*\*EAST TROUT LAKE!!\*\*** Welcome to 1103 East Trout Drive, offering 2800 sqft of meticulously maintained living space with 4 bedrooms and 2 bathrooms. Perfect for garage enthusiasts, this custom-built, two-story home features an oversized single attached garage (16' x 22'), a spacious triple detached garage (24' x 46'), and a quad garage. The single-owner property boasts numerous high-end features, including engineered I-joist flooring on 16" centers, truss rafters, triple-glazed windows with double low E and argon gas fill, in-floor heating, insulated interior walls on the second floor, central air conditioning, air exchanger, water well, and septic tank. The main floor features 10' ceilings, direct entry garage, 2 bedrooms, a 3pc bathroom with laundry, and a rec room. The second level greets you with a raised wood-burning fireplace in the foyer area, leading to a bright, expansive, vaulted, open-concept living room, dining room, and kitchen, ideal for entertaining. The kitchen boasts an elegant, oversized island with power, sink, and built-in dishwasher, along with a standup freezer. Enjoy fantastic views from three decks, including one massive, partially covered deck. Located northeast of Prince Albert, serene East Trout Lake is perfect for trophy lake trout fishing, northern pike, walleye, and perch. If quiet, serene lake life is what you seek, this property offers everything and more. Don't miss out! (id:6769)

Kitchen 12 ft X 14 ft

Dining room 12 ft X 15 ft

Living room 22 ft X 12 ft

Foyer 6 ft X 10 ft

Laundry room 10 ft X 12 ft

Bedroom 10 ft X 10 ft

Bedroom 12 ft X 15 ft

Mud room 15 ft X 22 ft

Other 10 ft X 20 ft

Utility room 12 ft x Measurements not available

Bonus Room 8 ft X 12 ft

Bedroom 12 ft X 14 ft

Laundry room 12 ft X 5 ft

Bedroom 8 ft X 12 ft

Listing Presented By:



Originally Listed by:  
eXp Realty



Royal

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