



42008 94 North Road Gull Lake

\$999,900

Welcome to an incredible opportunity in St. Clements! A newer custom-built home nestled on a sprawling 133.91-acre compound, offering a unique blend of residential comfort, business potential, and development possibilities. Step inside to a spacious mudroom entry that opens into a bright and airy open-concept living area, seamlessly connected to the dining room and a well-appointed kitchen. The primary suite features a 3-piece ensuite, while two additional bedrooms and a full bathroom complete this thoughtfully designed home. A summer kitchen and a double detached garage add even more versatility. Outdoors, the amenities continue with a large heated shop equipped with 14-foot overhead doors for vehicles and equipment. Two hoop buildings provide additional storage! While the property is not zoned commercial, current owners hold permits to run their businesses on-site, making this an ideal setup for entrepreneurs. The expansive land and existing infrastructure present excellent development potential -- whether you're expanding operations or envisioning a new venture. This property is a canvas for your next big move. Whether you're looking to live, work, or build, potential awaits!

Living Room 20'75 x 20'19

Primary Bedroom 12 x 12'45

Mudroom 9'83 x 11

Dining Room 11'63 x 12

Bedroom 7'63 x 11'40

Four Piece Bath

Kitchen 14'20 x 13'23

Bedroom 9'60 x 15'16

Three Piece Ensuite Bath

Listing Presented By:



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