



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

27225 HWY 21
Rural, Saskatchewan

MLS # A2217935



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,956 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	20.00 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: air compressor in shop

Welcome to this unique 20 acre property, offering a blend of historic charm and modern functionality. Set on a newly subdivided parcel, this 100 year old farmhouse features a spacious main floor primary suite with 4 piece bath, kitchen, formal dining room, living room and bright sunroom, as well as a large entry needed in the country! Upstairs you will find three additional bedrooms, and a 2-piece bath. The basement has a family room, den or office, and a 3 piece bath, as well as the laundry and utilities. Equestrians will love the 70' X 160' indoor riding arena (with heat) with an attached 36' X 36' viewing and tack room, a 32' X 64' Barn for the animals and hay, and a 40' X 64' heated shop, ideal for an owner-operator or hobbyist looking for workspace, and a 24' X24' double garage (heated) complete the outbuildings. The land is cross fenced into numerous corrals, has a few outdoor waterers, the shop and riding arena both have heat in them. There is an outdoor riding ring, and hillside pasture. The home features newer PVC windows, furnace, air conditioning (both in 2024), as well as interior weeping tile added to the house. Relax on the covered back deck, or enjoy the secluded yard space. Whether you are looking to run a small horse operation, offer lessons, start or continue your home based business or simply enjoy a peaceful life in the country, this property offers flexibility and infrastructure to do it all.