



GRASSROOTS
REALTY GROUP

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

201 3 Avenue E
Neilburg, Saskatchewan

MLS # A2221876



\$149,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Charming, updated, and full of potential—welcome to this 988 sq ft raised bungalow, ideally situated on a massive 10,000+ sq ft corner lot in the friendly community of Neilburg, SK. Located next to a beautiful park and just across from a local store, this home offers incredible convenience, space, and small-town charm. Originally built in 1985, the home has seen significant exterior upgrades including vinyl siding, vinyl windows, and a durable metal roof—all completed between 2010–2011—offering peace of mind for years to come. Inside, you’ll find a bright and spacious main floor with large windows, custom blinds, a generous kitchen, and a beautifully refreshed 4-piece bathroom featuring a tiled tub/shower. The layout includes 4 bedrooms (2 up, 2 down), 2 full bathrooms, and a large main floor mudroom/laundry area that adds both function and flexibility. The basement offers a ton of potential with oversized windows that let in natural light—ideal for comfortable family living. Additional features include central air conditioning, central vac, updated flooring in some areas, and a newer water heater (2020). And let’s not forget the community! Neilburg is a vibrant village that punches well above its weight—offering a K–12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. With recreational facilities, a library, community hall, and strong local spirit, Neilburg is a place where neighbors know each other and families thrive. This is more than a house—it’s a home in a community you’ll love. Come see the value and opportunity for yourself!