



**GRASSROOTS**  
REALTY GROUP

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**326506 TWP RD 500A**  
**Rural, Saskatchewan**

**MLS # A2225750**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	5.49 Acres		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Private		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	6-50-26-W3
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage		

**Inclusions:** none

Price Reduction! Now even a better value! Super Saskatchewan Acreage! This is the one you've been waiting for! Located only 12 kms from Lloydminster and paved basically all the way! This 5.49 acre parcel is in the perfect location because it's very private and gives you some great views. The acreage features lots of grass surrounded by trees and the professionally compacted yard is a real plus. This classic 4 level split home has 4 bedrooms and 2 baths with lots of upgrades including windows, stucco siding, some new flooring, some new paint and more. A large deck gives you more of that great view and there's easy access to it from the dining area. Large South facing windows will bathe you in sunshine from the living room and lower relaxing room that even has a gas fireplace. The house has an oversized heated double garage with outside access doors front and back. And if you need shop space&hellip;this has it! The newer shop measures just over 1,900 SF and the original shop is just over 2,000 SF. Both shops are heated with newer Reznor heaters. There was a new well in 2010 and new septic in 2020. Check out the 3D tour and book a real tour today!