



**GRASSROOTS**  
REALTY GROUP

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**PT SE 28-49-27 W3 RM of Wilton  
Rural, Saskatchewan**

**MLS # A2235046**



**\$455,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	4.87 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Jetted Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	28-49-27-W3
<b>Zoning:</b>	ACR
<b>Utilities:</b>	-

**Inclusions:** N/A

A Tranquil Retreat on Highway 16, just 4 miles East of Lloydminster, awaits your arrival. This inviting 1378 Sq Ft Bungalow, gracefully connected by a charming breezeway to a heated 25' X 31' garage, promises both comfort and convenience. Step inside to discover a thoughtfully designed layout that seamlessly blends practicality with style - from the convenient 2-piece bath off the back door to the well-appointed main floor laundry area boasting ample cabinets and counter space. The heart of this home lies in its expansive Kitchen/Dining Room adorned with stainless steel appliances that beckon culinary creativity. As you unwind in the cozy Living Room beside a crackling wood-burning fireplace, three tranquil Bedrooms await restful nights. Descend into the Basement Retreat where entertainment reigns supreme; here, an inviting Rec Room complete with a built-in Bar sets the stage for lively gatherings or peaceful solitude alike. Abundant storage solutions ensure clutter-free living while plumbing for an additional full bath hints at future possibilities. A 30' X 40' heated shop for those of you that like to tinker is one more benefit this acreage provides. Privacy while nestled amidst a well treed 4.87 acre surrounding offering easy access to amenities nearby, this property is more than just a house &ndash; it's an opportunity to embrace harmonious living tailored to your every need.