



GRASSROOTS
REALTY GROUP

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PT NW13-48-26-W3
Rural, Saskatchewan

MLS # A2239600



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,314 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	9.60 Acres		
Lot Feat:	Brush, Few Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	13-48-26-W3
Exterior:	See Remarks	Zoning:	ACR
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions:	NA
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Just 15 minutes from Lloydminster, this bungalow sits on 9.6 acres, offering the perfect opportunity for acreage living with room to make it your own. The home has great bones and high basement ceilings, giving you a solid base to build on. With some finishing touches and a bit of TLC, you can easily add value and create your dream country home. It's a great location with plenty of space to enjoy, making it a fantastic opportunity for anyone looking to invest a little sweat equity into a property with big potential.