



GRASSROOTS
REALTY GROUP

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

52404 Rge Rd 3262
Rural, Saskatchewan

MLS # A2240657



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,347 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Drive Through, Gravel Driveway		
Lot Size:	6.90 Acres		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Reverse Pie Shaped		

Heating:	In Floor, Propane	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Walk-Out To Grade	LLD:	27-52-26-W3
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

This unique property offers endless opportunities! Situated on 6.9 acres with some fencing done for animals with automatic watering bowls, lots of trees for shelter and chokecherry and Saskatoon bushes. The home was built in 2002 and the basement walk-out level is 30x40 garage that is currently set up as a barn. On this level you'll also find a 2 piece bathroom and 2 storage rooms. The main floor of the home offers spectacular views and an open concept great room with vaulted ceilings, hardwood flooring, custom hickory wood cabinetry and a wood stove. There are 2 bedrooms and a full bathroom. You'll also find a flex space adjacent to the main area with the laundry, storage and is perfectly set up for a home business, office, additional family room, play room, yoga space, etc. This property is located only 10 km from Paradise Hill and 45 km from Lloydminster.