



**GRASSROOTS**  
REALTY GROUP

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**NW-05-54- 22-W3**  
**Rural, Saskatchewan**

**MLS # A2245105**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	7.85 Acres		
<b>Lot Feat:</b>	Cleared, Few Trees, Garden, Greenbelt, Open Lot, Private		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	5-54-22-W3
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Acreage
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Vinyl Windows		

**Inclusions:** NA

Nestled on 7.85 acres just outside the welcoming community of St. Walburg, this 2008-built bungalow offers the perfect blend of country living and small-town charm. With over 1500 square feet of living space on the main floor, this home features 4 spacious bedrooms, 3 baths, and a walkout basement for additional comfort. The large west-facing front deck offers stunning sunset views, while the back deck overlooks a garden and plenty of room for outdoor activities. The property includes a heated 80x24 shop with a 1-ton crane, perfect for projects and storage. St. Walburg, known for its vibrant community spirit and year-round recreation, is just minutes away. Enjoy easy access to local amenities, including shops, dining, and healthcare services, while being a stone's throw from outdoor adventures like hunting, fishing, and nearby lakes. With a deep 200-foot well delivering a 10 GPM flow rate, this acreage combines functionality with the peaceful lifestyle of Saskatchewan's Parkland region. Whether you're looking to garden, run a small hobby farm, or simply enjoy the open space, this property has it all.