



**GRASSROOTS**  
REALTY GROUP

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**46114 RR 3262**  
**Rural, Saskatchewan**

**MLS # A2247817**



**\$590,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	39.88 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn, Square Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	10-46-26-W3
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Res/Agricultural
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

If you're looking for space & both inside and out & this 39.88 acre property between Neilburg and Lashburn might be the one. The home has evolved over the years: the original centre portion was built in the 1950s, with a major addition added in the '90s that brought in a spacious living room and kitchen with exposed beams. Another addition in 2005 by the current owners expanded the home again; this time to include a large primary suite with walk-in closet and a custom ensuite featuring a tiled shower and skylight. Plumbing and windows were updated in 2020 and the furnace is brand new as of 2023. Main floor laundry, one additional bedroom plus an office and a bright open flow between kitchen, dining and living areas round out the main level. Downstairs you'll find two more large bedrooms, a half bath and a cozy wood stove that keeps things comfortable on cooler days. Outside, the list of extras continues. There's a massive 50x130 foot shop with six 16' overhead doors (pull chain), 18' ceilings, a concrete floor, and its own bathroom & ideal for projects, parking, or anything you want to throw at it. In-floor heat is roughed in and there's a separate septic holding tank just for the shop. Next to the shop, a 30-amp breaker and a sink with hot/cold water make it perfect for an RV setup. There's also a second powered pad on the property where another RV is currently parked. Yard is set up for livestock, with some fencing, natural trees, and a well connected to two pumps & one running to the house and the other to the shop. School bus service is available to Neilburg. Whether you're after peace and quiet, a place to run your business, or just room to spread out & this one checks a lot of boxes!

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