



GRASSROOTS
REALTY GROUP

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

25 Lyndon Street
Rural, Saskatchewan

MLS # A2256375



\$819,777

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,468 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	5
Garage:	Asphalt, Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	6.47 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot, Lawn, Many Trees, Private		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	5-50-27-W3
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Hot tub, air to air exchanger and TV mounts

Just 5 minutes from town, tucked away on a large private lot in a quiet neighborhood, this home is where luxury living meets everyday comfort. Imagine unwinding in your dedicated home theatre, complete with a 75" LED TV, Control 4 home automation, and immersive Dolby DTS sound—pre-wired and ready for a future projector and screen upgrade. Streaming music follows you from the main floor to the master suite and out onto the back deck, where you can relax with built-in audio under the open sky. The master retreat offers a spa-like escape with a jet tub, oversized shower (pre-wired for steam), and a generous walk-in closet. The chef's kitchen is built for both everyday meals and gourmet experiences, featuring a 6-burner commercial range with a steak grill, powerful hood with heat lamps, custom cabinetry, quartz countertops, a motion-sensor faucet, and a commercial-size stainless steel fridge/freezer combo. Step outside to the expansive back deck with multiple sitting areas overlooking a breathtaking 3,500-gallon koi pond. Stocked with authentic Japanese koi, it's powered by professional-grade pumps, waterfall filter, and UV filtration for crystal-clear water. There's even a 25' deep trout pond on the property—wired and ready for future aeration. Inside, a 200-gallon built-in saltwater reef system adds a living piece of art, complete with automated Neptune water testing, Ecotech lighting, and live coral. Remote-controlled blinds, quartz countertops throughout, a large garage, and nearly a bathroom for every bedroom ensure both convenience and sophistication. The paved driveway leads easily to the highway while maintaining the peace of your quiet neighborhood setting. This isn't just a house—it's a lifestyle. Whether you're entertaining, relaxing, or enjoying the serenity of your own private ponds, this

home is designed to elevate every moment. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.