



GRASSROOTS
REALTY GROUP

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PT NE 35-50-28 W3
Rural, Saskatchewan

MLS # A2261695



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,573 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	4.95 Acres		
Lot Feat:	Garden, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This is the opportunity you have been waiting for- escape the city life to acreage living with a short commute to the country- Lloydminster school division. This 1573 square foot home with 30 by 50 detached shop is ready for new owners. You will love the mature trees and the open space that is available to you the moment you come and view this home !! This home has two furnaces- one replaced 2 years ago and the other approx. 14 years ago. The home is heated with natural gas heat, and the shop is heated with propane. There is lots of room to stretch your legs in this home- a total of 4 bedrooms and 2 bathrooms with large main level living room and nice sized kitchen and dining and kitchen area. This home was originally built in 1962 and an addition was completed in 1977- you will not find better value in the acreage market this close to Lloydminster- less than a few minutes and you are in the Tim Hortons drive thru- located on 4.95 acres, this property would work well for kids' quads and dirt bikes, or erect some fences and have a few horses. Very nice property that is unmatched in this price range within a short commute to the city.