



**GRASSROOTS**  
REALTY GROUP

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**PT SW 29-49-26-W3M**  
**Rural, Saskatchewan**

**MLS # A2262214**



**\$479,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	2.45 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Underground Sprinklers		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar

**Water:** Well

**Sewer:** Mound Septic, Septic System

**Condo Fee:** -

**LLD:** 29-49-26-W3

**Zoning:** ACR

**Utilities:** -

**Inclusions:** N/A

This is an acreage you'll want to see! Nestled on 2.45 beautifully maintained acres just minutes from Lloydminster, this property has everything you need for country living with the convenience of town nearby. The immaculate yard is a true highlight, featuring a large garden, mature trees, a chicken coop, a barn fenced for your animals, and plenty of space for a few cows or chickens. You'll also find large storage sheds and a 24x26 heated double detached garage, perfect for projects or extra storage. Relax with your morning coffee on the east-facing covered deck while you take in the peaceful surroundings. Inside, this well-cared-for home offers over 1,300 sq. ft. on the main floor, with a thoughtful layout designed for family living. The primary bedroom includes its own 2-piece ensuite and is set apart from the other two bedrooms for added privacy. A bright, spacious kitchen and dining area make hosting large gatherings a breeze. A unique floor plan with basement access from both ends of the house adds convenience. The home has seen updates including new flooring installed, adding a fresh touch throughout. Downstairs, enjoy a large family room with a cozy gas fireplace, a bar for entertaining, a 4th bedroom, and a full bathroom. Additional features include: All appliances included 24x26 heated garage New septic system installed 6 years ago Bus service to Marshall School This is a property where memories are made—family-friendly, move-in ready, and set up for your hobby farm dreams. ?? Don't miss this rare opportunity—acres like this are hard to find!