



GRASSROOTS
REALTY GROUP

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

48077 Range Road 3275
Lloydminster, Saskatchewan

MLS # A2263277



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,809 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Carport, Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	13.49 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Private, See Remarks, Treed		

Heating: Baseboard, Boiler, Natural Gas, Other

Floors: Hardwood, Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Wood

Features: No Smoking Home, See Remarks, Storage, Walk-In Closet(s)

Water: Well

Sewer: Lagoon

Condo Fee: -

LLD: 5-48-27-W3

Zoning: Residential

Utilities: Electricity Connected, Natural Gas Connected, Sewer

Inclusions: Window Treatment, Furniture in Loft, 2nd Stove, Refrigerator & Freezer. Air Compressor, Tool Carts and raised Garden Beds.

Looking for that Special Private Property with a treed laneway, Here it is! Escape to the Country, only 12 miles to Lloydminster, this large 13.49ac Acreage has plenty to offer. Stately Storey & a Half Residence with wrap around Veranda, also Offers separate private Living Qtrs in LOFT with Balcony. Many upgrades to the Home include long lasting Malarkey Shingles, Eavestroughs, Dormer Improvements, Triple Pane Windows, good Boiler, Hot Water Tank, etc. Wood Flooring, Main Stairs and Accents include Cherry, Maple, White Ash, and Red Oak, plus Dura Ceramic Tile in the Kitchen. Home has a convenient Double attached garage, plus an open covered Carport. Beautiful mature yard also has a Heated Shop, spacious 3 part cold Storage Shed, Garden area, Walking paths, large dugout with power, and pasture area for your favorite animals. Beyond the obvious Residential appeal, this overall property would also be handy for a Home based Business or Hobby Farm.. Make a call, Have a Look, this Property could be the Best Move you make in Life!