



GRASSROOTS
REALTY GROUP

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

PT NE 03-48-27-W3
Rural, Saskatchewan

MLS # A2272231



\$259,900

| | | | |
|------------------|--------------------------------------|---------------|-----------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Modular Home | | |
| Size: | 950 sq.ft. | Age: | - |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 7.81 Acres | | |
| Lot Feat: | Back Yard, Landscaped, Private | | |

| | | | |
|--------------------|--------------------------------|-------------------|------------|
| Heating: | Electric, Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 3-48-27-W3 |
| Exterior: | Metal Siding , Wood Frame | Zoning: | CR |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: N/A

Escape to the peace and quiet of country living—at an affordable price! This 7.81-acre property offers the perfect blend of tranquility and practicality, giving you your own slice of rural paradise. The home has been thoughtfully updated over the years, featuring new PEX plumbing, an electric furnace (A/C compatible), pressure tank, water softener, reverse osmosis system, updated flooring and lighting, and mostly newer windows. The septic system and 296-ft well were also replaced in recent years, giving you peace of mind for the long term. Inside, you’ll find a comfortable 2-bedroom, 2-bathroom layout with a spacious family room and a functional kitchen and dining area. Step outside and enjoy the freedom of country life—this property is already set up for pigs and chickens, making it ideal for anyone looking to live more self-sufficiently. A charming guest house with a wood stove adds extra versatility, whether for visitors, hobby space, or storage. Directions: South on the Lone Rock Grid (TWSP 3273), East on 482, then South on 3272. Property is on the right, marked 48078.