



**GRASSROOTS**  
REALTY GROUP

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## SE-34-52-23-W3 RM OF FRENCHMAN BUTTE NO. 501      MLS # A2279143 Rural, Saskatchewan



# \$374,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,605 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	22.84 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	34-52-23-W3
Exterior:	Wood Frame	Zoning:	Acreage
Foundation:	None	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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The ultimate hobby farm lifestyle &mdash; just minutes from Paradise Hill. This one-of-a-kind, turn-key acreage sits on a total of 22 private, fenced acres and is perfectly set up for your animals and your lifestyle. There are two separately titled lots being sold as a parcel totaling 22 acres. of useable land pasture and hay. With well-thought-out corrals, water roughed into every pen, multiple sheds, and shelter options for livestock, this property is ready to go. Whether you're dreaming of hobby farming, homesteading, or simply more space and freedom &mdash; this is it. The spacious home offers over 1600 square feet of open-concept living with 3 bedrooms plus a den (perfect for a home office or fourth bedroom). The layout is functional and welcoming with an added-on porch that flows right into the laundry room and a massive walk-in pantry &mdash; ideal for canning, storage, or stocking up. The mainfloor is bright and executants the open floor plan for modern living. The property is serviced with a drilled well and pump out, and comes complete with a double detached garage. Gardeners will love the established garden space and room to expand. Peaceful, private, and move-in ready &mdash; this hobby farm checks all the boxes. It is off highway 21 and is a few minutes to paradise hill, easy access to the the river and lakes, it is paved the entire way from your door to Lloydminster.