



21 Val-Lee Road Northminster Estates SW-13-51-28-W3 MLS # A2281665
Rural, Saskatchewan



\$683,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,442 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Quad or More Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Boiler, Forced Air, Propane	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-51-13-W3
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Acreage
Foundation:	Other, See Remarks	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

SELLER IS OFFERING \$20,000 CASH incentive to the buyer to complete the basement and decks prior to closing. Situated on 10 acres surrounded in trees at 21 Val Lee Road in Northminster Estates just minutes out of Lloyd. This is a unique custom home. This home has a MASSIVE attached garage with infloor heat. There are three single bay doors and a 14 ft door with access to the fourth shop bay. There is a bathroom rough in the garage aswell. There is a massive garden, two dug outs and an orchard that surrounds the home. There is a drilled well and a septic field. This home has ample space with an unfinished basement that boasts large bright windows, there is a full bathroom rough in laundry rough in, spacious living rec room, space for two or three bedrooms if desired, a cold storage room and the utility room that contains a RO system for filtered water for added convenience. As you enter the main you are greeted with ample windows and open concept living with vinyl laminate throughout. There is a large island with quartz counters and custom cabinets. The upper level hosts a spacious flex space, that could be another bedroom, living area or theater space. The main contains a full bathroom, mainfloor laundry two other bedrooms. The primary is massive and has access out to another potential deck space. The walkin closet has vaulted ceilings and built ins. There is a five piece ensuite with a tile shower. This home custom acreage is unique and is one of a kind.