



**30230 SK-303**  
**Rural, Saskatchewan**

**MLS # A2287887**



**\$419,777**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	8.98 Acres		
<b>Lot Feat:</b>	Many Trees, Private, Rectangular Lot		

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	30-49-24-W3
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to your new country living! Set on 8.98 acres, this one-and-a-half storey home offers over 2,000 sq. ft. of living space designed for comfort, functionality, and room to grow. Inside, the main floor features two bedrooms, including a spacious primary suite with dual closets and a private four-piece bath. Upstairs, you'll find another bedroom and a large recreational area overlooking the living room—perfect for family gatherings or quiet evenings at home. Step outside and discover even more to enjoy. A separate 312 sq. ft. building currently serves as a cozy family room, giving you a private space for hobbies, games, or simply relaxing. For those who need room to work, store, or create, the property boasts a massive 42' x 90' heated shop with a 20' x 14' overhead door, as well as an additional 48' x 32' shop with radiant heat—ideal for projects year-round. Two garden sheds complete the package, providing plenty of storage for tools and equipment. With wide open spaces, functional outbuildings, and a warm, welcoming home, this property is ready to fit your lifestyle—whether you're dreaming of a hobby farm, a workshop haven, or simply a peaceful escape with room to breathe. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.