



PT NE 18-51-27 W3
Rural, Saskatchewan

MLS # A2296409



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,980 sq.ft.	Age:	1926 (100 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	24.97 Acres		
Lot Feat:	Irregular Lot, Underground Sprinklers		

Heating:	In Floor, Forced Air, Propane	Water:	Dugout, Private
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-51-27-W3
Exterior:	Other, Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Wet Bar		

Inclusions: TV Mounts

Welcome to this exceptional country residential acreage offering space, functionality, and privacy—located just 9 miles northeast of Lloydminster within the Lloydminster School Division. Set on 24.97 acres, with an additional 93 acres available for purchase(not in this listing), this well-maintained property features a thoughtfully updated 2-storey home offering approximately 2,980 sq. ft. above grade, along with a full complement of outbuildings suited for a variety of uses. Originally constructed in 1926, the home was relocated onto the property in 2001, at which time a concrete basement was built. Since then, the home has been extensively renovated, including being stripped to the studs and updated, with a significant addition completed in 2012 that includes the attached garage. The result is a home that blends character with modern functionality. The interior offers a warm and inviting layout with hickory kitchen cabinetry, a mix of hardwood, laminate, and vinyl flooring, and both forced air and in-floor heating. The fully finished basement provides additional living space with a family room, bathroom, and storage. Recent updates include shingles replaced in 2018, a new water heater (2026), and all new kitchen appliances (January 2025). Outside, the property is beautifully set up with mature landscaping, a long private driveway, irrigation, and multiple outdoor living spaces including a front deck, rear deck, and enclosed heated sunroom. The yard is complemented by a dedicated garden area, established orchard, and greenhouse, ideal for those looking to embrace a more self-sufficient or hobby farm lifestyle. The land also features a dugout and water bowl for animals, adding excellent functionality for livestock or rural use. The outbuildings add tremendous value and versatility: 40' x 64'; heated shop with concrete floor, 16' ceilings, overhead

doors, mezzanine, and bathroom, 24' x 24'; detached garage with power, Barn with concrete floor and power, and 28' x 28'; heated double attached garage. The property is fully serviced with power, a 180' water well, septic system, and propane. A rare opportunity to own a well-improved acreage offering space, privacy, and flexibility—ideal for those looking to enjoy country living with convenient access to Lloydminster.