



GRASSROOTS
REALTY GROUP

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47536 RR3244
Rural, Saskatchewan

MLS # A2158846



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,880 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Drive Through, Driveway, Garage Door Opener, Garage Faces Front, Gravel		
Lot Size:	9.99 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-47-24-W3
Exterior:	Vinyl Siding	Zoning:	ACR
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: Chest freezer in basement

Nestled among the trees on 9.99 secluded, peaceful acres, sits this charming acreage, ready for the next family to love it. Enjoy the perfect blend of quiet country living and modern convenience, with paved roads right up to the property and just under 1 km from Hwy 16, and only 25 quick minutes to Lloydminster. Solidly built in 1984 with 2 x 6 construction, this home includes updates like vinyl windows, newer doors, partial shingles, custom blinds, central A/C, central vac and a heated shop. It's connected to Maidstone water, so although you have a well, you won't need to worry about maintaining or using it. For your tools and equipment, there's a large heated, electrified 40 x 50 shop, a 40 x 60 shed, and a spacious oversized single detached garage. Inside, you'll be welcomed by a giant entryway with plenty of room for all your families coats and boots. The massive kitchen and dining area has double wall ovens, plenty of cabinets and countertops for days, making it a chef's dream. The living room has plush carpeting with big windows bringing in lots of natural light. This home has main floor laundry, which is so convenient. Down the hall, you'll find a newly renovated bathroom with a soaker tub and three cozy bedrooms, including a spacious primary bedroom with a recently renovated 4 pc ensuite. The basement offers a huge family room, two more very large bedrooms, another 4 pc bathroom, and a big storage/utility room. This property is a rare find and a perfect place to call home! Don't miss out on this incredible opportunity!