\$450,000 - Pt Sw 28-50-27 W3, Rm Of Britannia No. 502, Rural

MLS® #A2140274

\$450,000

3 Bedroom, 2.00 Bathroom, 1,816 sqft Residential on 12.87 Acres

NONE, Rural, Saskatchewan

Secluded Sanctuary just 8 miles from Lloydminster, this exquisite property spans 12.87 acres of pristine land that hosts a charming house and a wired 32' X 46' Shop boasting one overhead door with lofty 12' ceilings. The residence is a haven of comfort and elegance, featuring a covered veranda, deck, and balcony off the Master Bedroom for moments of serene contemplation under open skies.

Meticulously renovated on both main and upper floors, this home exudes modern sophistication while preserving its rustic charm. Step inside to discover a gourmet kitchen adorned with hardwood floors, granite-topped island, sleek countertops, ample cabinets including a spacious pantry all harmoniously flowing into the dining room and living area graced by a cozy gas fireplace. Natural light dances through newer vinyl windows (all but 2) illuminating each corner of this abode. Upstairs unveils an expansive master suite complete with its own gas fireplace and French doors leading to the private balcony where mornings are greeted by gentle breezes.

Downstairs offers practicality at its finest laundry facilities seamlessly integrated alongside essential equipment such as furnace, water treatment system, and hot water on demand unit. An eight-year-old well provides water to the house as well as to a







yard spigot providing an additional and desirable convenience.

Nestled within lush greenery this property affords privacy and enough land to accommodate your acreage wants and needs.

Built in 1930

Essential Information

MLS® # A2140274 Price \$450,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,816
Acres 12.87
Year Built 1930

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

Community Information

Address Pt Sw 28-50-27 W3, Rm Of Britannia No. 502

Subdivision NONE City Rural

County Saskcatchewan Province Saskatchewan

Postal Code S9V 0Y7

Amenities

Parking Spaces 12

Parking Gravel Driveway, Off Street

Interior

Interior Features Breakfast Bar, French Door, Granite Counters, Kitchen Island, Pantry,

Tankless Hot Water

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Tankless Water Heater, Washer, Window Coverings

Heating Forced Air, Fireplace(s), Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Bedroom, Family Room, Gas

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block

Additional Information

Date Listed August 2nd, 2024

Days on Market 250

Zoning Acr

Listing Details

Listing Office CENTURY 21 DRIVE

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