



**PT SE 28-50-27-W3**  
**Rural, Saskatchewan**

**MLS # A2265478**



**\$679,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence  |               |                   |
| <b>Size:</b>     | 1,840 sq.ft.  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Gated, Heated Garage, RV Garage, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 18.34 Acres   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Treed, Y     |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Well |
| <b>Floors:</b>     | Carpet, Concrete, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Frame, Metal Siding  | <b>Zoning:</b>    | ACR  |
| <b>Foundation:</b> | Slab   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

This is an excellent opportunity! You don't see a property like this, so close to town, come up very often! So here's your chance! Lloydminster school division, located only 8 minutes to the city on paved roads, this unique property has an 82x48 shop with living quarters attached! Do you own a few trucks and want to offer your drivers room and board as part of their compensation package? Or how about renting the massive nearly 4,000 square foot shop out and live for free and make money while doing it? The options are endless! Let's not forget to mention how amazing the attached home is! Open concept main floor with large kitchen with an abundance of storage and huge eat-up island. The living room is cozy and has garden doors leading to the private deck. On the main floor you'll also find laundry and a 3 piece bathroom. Upstairs the master bedroom is a retreat and features a 70 square foot walk-in closet and an ensuite with double sinks, vanity area and full tub/shower. Upstairs you'll also find another bedroom and den area that could be converted to another bedroom if needed. This remarkable property sits on over 18 acres with a new well, 250 spruce and pine trees planted and a lined rock drainage ditch to keep the yard dry. Fantastic curb appeal greets you with a big rail front entrance gate. This is a fantastic package that you don't want to miss out on!