



**21 Val-Lee Road Northminster Estates SW-13-51-28-W3 MLS # A2281665**  
**Rural, Saskatchewan**



**\$683,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,442 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Quad or More Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Boiler, Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-51-13-W3
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Acreage
<b>Foundation:</b>	Other, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Situated on 10 acres surrounded in trees at 21 Val Lee Road in Northminster Estates just minutes out of Lloyd. This is a unique custom home. This home has a MASSIVE attached garage with infloor heat. There are three single bay doors and a 14 ft door with access to the fourth shop bay. There is a bathroom rough in the garage aswell. There is a massive garden, two dug outs and an orchard that surrounds the home. There is a drilled well and a septic field. This home has ample space with an unfinished basement that boasts large bright windows, there is a full bathroom rough in laundry rough in, spacious living rec room, space for two or three bedrooms if desired, a cold storage room and the utility room that contains a RO system for filtered water for added convenience. As you enter the main you are greeted with ample windows and open concept living with vinyl laminate throughout. There is a large island with quartz counters and custom cabinets. The upper level hosts a spacious flex space, that could be another bedroom, living area or theater space. The main contains a full bathroom, mainfloor laundry two other bedrooms. The primary is massive and has access out to another potential deck space. The walkin closet has vaulted ceilings and built ins. There is a five piece ensuite with a tile shower. This home custom acreage is unique and is one of a kind.