



2, 31222 GRID RD 774
Rural, Saskatchewan

MLS # A2293330



\$159,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,204 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	2.21 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Irregular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	20-50-27-W3
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	None	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Welcome Home! Only a short drive from the City of Lloydminster and on pavement right to the driveway you will find a 2.21 acre lot with a single-wide (14x64) 1974 Gendall Industries manufactured home with a 308 square foot addition constructed in 1994. The yard site perimeter is fully fenced, making this package ready for horses, goats or your small hobby farming adventure. There is a private driveway and plenty of parking available for multiple vehicles, an RV or even room to grow with your future garage or shop! In the rear yard you will appreciate the supersized storage shed which is electrified and insulated to store extra toys or yard supplies. This no carpet home has two decks, a metal roof, newer windows (approx. 4 years), new furnace (2 years) and an updated 100amp electrical panel with plenty of room remaining. There is an older gas stove in the addition/boot room which also has a handy wash sink so if you are working outdoors you can wash up without going through the whole house. There is plenty of space for a family with three bedrooms, an open concept living and kitchen/dining space, an updated bathroom with laundry and folding area. All of the appliances are included in the sale. Water quality is never an issue with an external cistern, filled typically by Mikes’ Oilfield as a cost of \$180/tank for a two month duration (depending on usage). Although this property is currently tenant occupied, a possession date can be flexible and negotiable to a Buyers’ needs. Opportunity presents to get out of the City and own your own land and home at a very affordable price! Make your move!