



PT NW 1-46-27-W3
Rural, Saskatchewan

MLS # A2298834



\$619,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,735 sq.ft. | Age: | 1969 (57 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | 220 Volt Wiring, Heated Garage, Quad or More Detached | | |
| Lot Size: | 18.01 Acres | | |
| Lot Feat: | Landscaped, Many Trees, No Neighbours Behind, Private | | |

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|--------------------|--|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Partial | LLD: | 1-46-27-W3 |
| Exterior: | Wood Frame | Zoning: | ACR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Pantry, Storage | | |

Inclusions: Hot Tub can be included but may need some work

Looking for some peace and quiet? Maybe it's time to get out of the hustle and bustle and slow down. This 18 acre acreage might just be the answer! The property features a large 1,700 square foot home with a 75x54 heated shop with 20' high ceilings and a 20x40 insulated garage with 12' ceilings. The home has a great layout with some key additions and updates made over the years including a large mud room with laundry and massive pantry space. The kitchen has ample storage, counter top space and updated stainless steel appliances. The large dining room over looks the cozy family room with wood stove to help offset heating costs. The main floor has 2 bedrooms and a den with the primary bedroom featuring a walk-in through closet to the newly complete ensuite with stunning tile shower. The basement is complete with lots of storage, an additional bedroom and family room. Outside you'll find lots of space to roam and play with a large chicken coop and an insulated shelter behind the shop to raise pigs. This property is ready for year-round hobby farming and the stunning views are ones you don't want to miss!