



NW-05-54-22-W3 NW-05-54-22-W3
St. Walburg, Saskatchewan

MLS # A2305967



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,531 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	7.85 Acres		
Lot Feat:	Back Lane, Back Yard, Brush		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	acrege
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	Central Vacuum		

Inclusions: na

Escape to the perfect blend of peaceful country living and small-town charm just minutes from St. Walburg. Nestled on 7.85 acres, this well-built 2008 bungalow offers over 1,500 sq. ft. of main floor living space, featuring 4 spacious bedrooms, 3 bathrooms, and a walkout basement designed for comfort and flexibility. Start your mornings or unwind in the evenings on the large west-facing front deck, where you'll take in stunning prairie sunsets. Out back, enjoy a private deck overlooking a garden space and endless room for kids, pets, or outdoor entertaining. For those who need space to work or create, the heated 80' x 24' shop—complete with a 1-ton crane—offers incredible functionality for projects, storage, or hobby use. The property is serviced by a deep 200-foot well with an impressive 10 GPM flow rate, making it ideal for gardening, hobby farming, or simply enjoying acreage living with confidence. Located just outside the welcoming and vibrant community of St. Walburg, you'll have quick access to local amenities including shops, dining, and healthcare, while being surrounded by some of Saskatchewan's best outdoor recreation—lakes, hunting, fishing, and wide-open space. If you've been looking for space, functionality, and that true Saskatchewan lifestyle—this acreage delivers.