



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

PT SW 35-47-28-W3
Rural, Saskatchewan

MLS # A2314695



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,899 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	23.42 Acres		
Lot Feat:	Lawn, Rectangular Lot, Treed, Underground Sprinklers		

Heating:	In Floor, Hot Water	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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This acreage is located only 10 minutes South of Lloydminster with pavement to your driveway and within the Lloydminster school bussing zoned on 23 acres. Huge square footage on this walk-out bungalow with space for the whole family! The main floor has a cozy family room with wood burning fireplace that leads into a large dining room & kitchen. The kitchen has ample cabinetry and storage. Down a short hallway you'll find access to your attached heated garage, a 3 piece bathroom and a main floor laundry room with additional storage space. On the opposite end of the home, you'll find lots of storage closets, a full bathroom and 3 large bedrooms with the primary bedroom featuring a large closet and a 3 piece ensuite. The basement features a walk-out which gives the space brightness with lots of natural light. This space offers an additional 3 piece bathroom, a huge family room, den, bedroom and an abundance of storage space. Outside there's an additional double detached garage, thousands of trees have been planted here for beauty and privacy. The shingles, boiler and septic have been replaced in the last few years. This one will check all the boxes!