



RR 20 493063
Rural, Alberta

MLS # A2317534



\$624,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,900 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	8.67 Acres		
Lot Feat:	Brush, Lawn, Many Trees, No Neighbours Behind, Private, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-49-1-W4
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: NA

Just 8 km from Lloydminster, this acreage is the kind of property that rarely hits the market. Tucked away on over 8 acres of beautifully secluded land, you'll wake up every morning to views of Devonian Lake right from your front deck — and still be in town in minutes. The home itself is a massive 1,900 sq ft bungalow that has been exceptionally well cared for. Vinyl windows throughout, three bathrooms on the main floor, and a long list of upgrades including renovated bathrooms, new flooring, and fresh paint make this one truly move-in ready. Extra cabinetry in the dining area and basement cabinets add the kind of practical storage that everyday living demands. Head downstairs and you'll find even more to love. A huge family room with a warm, inviting atmosphere is the perfect place to gather, relax, or entertain — and a large additional bedroom with its own 3-piece bathroom makes the lower level ideal for guests, teenagers, or extended family. Outside, a large garage gives you all the room you need for vehicles, tools, equipment, or whatever your hobbies require. Secluded acreage. Lake views. A home that keeps on giving — above grade and below. Immediate possession. This one checks every box.