



**GRASSROOTS**  
REALTY GROUP

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**SW 6-50-2-W3**  
**Rural, Saskatchewan**

**MLS # A2319333**



**\$389,900**

|                  |                                  |               |   |
|------------------|----------------------------------|---------------|---|
| <b>Division:</b> | NONE                             |               |   |
| <b>Type:</b>     | Residential/House                |               |   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |   |
| <b>Size:</b>     | 1,088 sq.ft.                     | <b>Age:</b>   | - |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1 |
| <b>Garage:</b>   | Driveway, Off Street             |               |   |
| <b>Lot Size:</b> | 2.99 Acres                       |               |   |
| <b>Lot Feat:</b> | Back Yard, Front Yard            |               |   |

|                    |                 |                   |           |
|--------------------|-----------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | 2-50-6-W3 |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | ACR       |
| <b>Foundation:</b> | Other           | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Storage         |                   |           |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Situated on the outskirts of Lloydminster in the RM of Britannia, this well-treed 2.99-acre acreage offers the perfect blend of residential charm and industrial potential. Zoned for both uses and grandfathered for residential use this unique property is ideal for those looking to embrace country living while maintaining business opportunities. The beautifully designed home exudes farm-chic style, featuring four spacious bedrooms and two bathrooms, offering a cozy yet functional living space. Outside, the property is equipped with a barn and corrals, making it perfect for hobby farmers, horse enthusiasts, or those seeking a peaceful rural retreat. With ample space, mature trees, and endless possibilities, this acreage is a rare find in a prime location just minutes from city amenities.