



30473 HWY 303
Rural, Saskatchewan

MLS # A2320842



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,368 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Garage		
Lot Size:	7.69 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lar		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	AGR/RES
Foundation:	Preserved Wood	Utilities:	-
Features:	Natural Woodwork		

Inclusions: none

Private Acreage – RM of Wilton, 15 Minutes to Lloydminster Space, shops, and that cabin-at-the-lake feeling on just under 8 acres. This 1,368sq ft story-and-a-half home features a cedar exterior and a warm, bright pine interior with room for everyone. Inside the Home • 5 bedrooms, 2 bathrooms across 3 levels • Main floor : vaulted pine ceilings, brick gas burning fireplace, open to loft, lots of natural light • kitchen has a rustic feel ample counter space, and natural light , a large master bedroom on the main floor, 4 piece bathroom and laundry also on the main floor walkout to covered deck and pool/hot tub area Central vac and A/C • Second floor: spacious bedroom + private office with treetop views • Basement: 3 bedrooms + family room with door to outside • Feels like you are in a cabin The Acreage & Outbuildings • Original home on property with a new furnace – perfect for in-laws, guests, or rental income • 40x60 new shop: 4 over head doors Concrete floor plumbed for in floor heat also heated with a furnace , large loft perfect for a man cave or extra storage All supplies to finish the interior stay • 48x48 slant wall shop: 12 ft high ceilings dirt floor • 30x30 hip roof barn + hip roof barn with fenced area for animals • 20x36 detached garage • 10x18 grass roof garden shed • Big garden + fruit orchard Nanking cherry, apple, plum, berries and more The Land • Just under 8 acres, heavily treed with pond views but not on the property .Lashburn school division Sign on the driveway is 30473 HWY 303 Book your viewing today