



**TT NE 1/4 19-52-27-W3**  
**Rural, Saskatchewan**

**MLS # A2322641**



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private, Square Shaped Lot,		

<b>Heating:</b>	Boiler, In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	19-52-27-W3
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Private 10-acre property just 15-20 minutes north of Lloydminster! This well-maintained acreage, proudly owned by the same family since new, offers the ideal blend of country living and modern convenience. This bungalow style home features 4 bedrooms, 3 bathrooms, a heated & x &rsquo; detached garage with concrete base, multiple outbuildings, and extensive upgrades throughout. Drive through the powered gates and enter the tree-lined driveway that leads to a beautifully landscaped yard with mature trees, perennial gardens, water features, a greenhouse, large garden area, gazebo with fire pit, and a screened covered deck perfect for enjoying the peaceful surroundings. Inside, the bright main floor offers a spacious living room, formal dining area, oak kitchen with breakfast nook, two bedrooms, and a primary suite with walk-in closet and 3-piece ensuite. The fully developed basement is designed for entertaining, featuring a theater room with projector, 108&rdquo; powered screen and surround sound, games room, office space, fourth bedroom, and a spa-inspired bathroom with a 3-person hot tub (has ventilation and ozone controls). Recent upgrades include high-efficiency toilets and sinks (2023), water heater (2020), high-efficiency natural gas boiler (2019), 1,000-gallon septic tank (2019), architectural shingles (2018), professionally painted siding (2017), and PVC windows throughout. Outstanding features include a 20 kW Cummins natural gas standby generator (heat traced, remote start capabilities), 12-camera security system, communication tower, intercom system (in house, garage, water shed and bus stop), and central vacuum in both the home and garage. Additional amenities include RV parking, storage sheds, and excellent utility infrastructure. The property offers a reliable water system with a treated well, dugout, backup city water storage tanks, and

a separate irrigation system supplying nine hydrants throughout the acreage. A rare opportunity to enjoy privacy, self sufficiency, and exceptional amenities in a prime rural location. Directions: Head North on Highway 17. Turn East onto Highway 3 (Alcurve Corner). Drive 2.7kms, then turn South onto RR 3275. Acreage is the first one on the West side (#52372).