



GRASSROOTS
REALTY GROUP

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PT SE-3-53-26-W3
Rural, Saskatchewan

MLS # A2327687



\$669,777

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,691 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	5.69 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Country living without compromise begins here. Set on 5.69 beautifully maintained acres approximately 30 minutes north of Lloydminster, this exceptional bungalow offers the privacy, space and lifestyle that so many buyers dream about, all while delivering the comfort and functionality of a thoughtfully updated family home. Step inside to a bright, welcoming main floor where the open-concept design creates the perfect gathering place for family and friends. The spacious kitchen flows effortlessly into the dining area and living room, anchored by a cozy fireplace and framed by large windows overlooking the surrounding countryside. Three generously sized bedrooms, including a spacious primary suite with a private ensuite, along with convenient main-floor laundry, complete the main level. The fully finished basement provides exceptional additional living space with two more bedrooms, a full bathroom, a massive family room, a separate recreation/theatre room, and plenty of storage—offering endless flexibility for growing families, guests, hobbies or entertaining. Outside is where this property truly shines. The heated triple-attached garage with raised overhead doors and 220-volt power offers ample space for vehicles, recreational equipment, projects or a workshop. The fenced acreage provides room for horses to roam and ride, while the beautifully landscaped yard, with a composite rear deck, is the perfect setting to relax, entertain or simply enjoy the peace and quiet of country life. Pride of ownership is evident throughout, with numerous recent improvements including a new pressure tank and Venmar Energy Recovery Ventilator (2026), new dishwasher (2025), updated flooring, fresh paint, painted kitchen cabinetry, boiler control board, front deck improvements and two new in-floor heating pumps (2024), along with the composite rear deck completed in 2022. If

you’ve been searching for an acreage that offers privacy, functionality and the freedom to enjoy the country lifestyle without sacrificing comfort, this move-in-ready property is one you’ll want to experience for yourself. Check out the 3D virtual tour!