



GRASSROOTS
REALTY GROUP

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48541 Range Road 3263
Rural, Saskatchewan

MLS # A2328911



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,781 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Vinyl, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-48-26-W3
Exterior:	Concrete, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity
Features:	High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, See Remarks		

Inclusions: Central Vac R/I

Escape to the peace and privacy of country living with this beautifully maintained 1.5-storey acreage situated on 9.98 picturesque acres just minutes from Lloydminster. Thoughtfully updated and exceptionally cared for, this move-in-ready family home offers the perfect balance of comfort, space, and rural charm. The welcoming main floor features vaulted ceilings, a bright living room, and an updated oak kitchen with newer countertops, a backsplash, stainless steel appliances, and ample workspace. Patio doors lead to a spacious deck and gazebo, creating the ideal space for entertaining, family gatherings, or simply enjoying the peaceful surroundings. The upper level offers comfortable bedrooms, including a spacious primary retreat with access to a private upper deck. Relax and unwind in the luxurious jetted tub for a spa-like escape at home. The lower level features a cozy family room, an additional bedroom, and direct access to the heated, triple-attached garage, providing ample space for vehicles, toys, storage, or a workshop. The basement offers laundry, utility space, and additional storage. Step outside and enjoy everything acreage living has to offer. The beautifully landscaped yard features mature trees, underground sprinklers, a fire pit area, a gravel driveway, and nearly 10 acres of room for children, pets, recreation, or even a hobby farm. The property also includes a private well with a water filtration system, making it ready for country living from day one. If you've been searching for a Lloydminster acreage that offers privacy, pride of ownership, modern updates, and room for the whole family, this exceptional property delivers it all...just minutes from the city. 3D Virtual Tour Available!