



GRASSROOTS
REALTY GROUP

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49148 RGD RD 3261
Rural, Saskatchewan

MLS # A2330136



\$609,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,542 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	11.60 Acres		
Lot Feat:	Garden, Gazebo, Landscaped, Lawn, Pasture, Private, Treed		

Heating:	Forced Air, Propane
Floors:	Concrete, Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Asphalt, See Remarks, Vinyl Siding
Foundation:	ICF Block
Features:	Kitchen Island, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	11-49-26-W3
Zoning:	ACR
Utilities:	-

Inclusions: N/A

Drive into this beautiful well manicured 11.60 acreage, with an abundance of planted trees, groomed lawn and the wonderful ravine view. The acreage was developed in 2010, an ICS basement was built, the house was placed on the foundation and the 12 by 24 foot addition was built, then the large decks were added. Entering into this house you will find a bright sunny kitchen, with a working island and maple cabinets. There is a nice sized dining room, where the table can be expanded for those special occasions. The living room features a sitting area for working reading or just relaxing and enjoying the view. The primary bedroom has a walk-in closet and three piece ensuite. Two other bedrooms and the main four piece bathroom complete the main floor. Downstairs has a large family room, two bedrooms, three piece bathroom with laundry area. There is lots of storage and a utility room. The basement has in- floor heat from a propane boiler, this boiler system heats the entire house. The fans from the boiler system force the heat through the ducts. This acreage features a over sized double garage with 220 amp, the roof has blown in insulation and electric heat. The garage also has in floor electric heat but it's never been used. An addition can be added on the south side of this garage if need be. Then there is the large gazebo with the exposed aggregate floor and the roof has ash vault shingles. A fire pit in the center, the BBQ area, it has power and a water line for a future outdoor kitchen. The large garden area is located on the south side of the driveway trees, the garden shed stays and also the dog house with a small dog run. There is a heated watering bowl for any animals in the west side pasture. Other points include the sewer system that pumps out to the east side of this property, a water softener system was installed in 2025, the water heater is three years old, shingles on

the house replaced 2022, boiler system 2023. This is a must see book your appointment today. The seller is related to the listing agent.