



GRASSROOTS
REALTY GROUP

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32393 HWY 16
Rural, Saskatchewan

MLS # A2332523



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,728 sq.ft.	Age:	1918 (108 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.66 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Forced Air, Propane	Water:	-
Floors:	Laminate, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Sump Pump(s), Vinyl Windows		

Inclusions: none

Set on 6.6 beautifully maintained acres, this long-established acreage has been a landmark in the area for generations. Proudly cared for by the same family for decades, it has earned a reputation as one of the community's most recognizable and meticulously maintained properties. Originally built in 1918, this 1,728 sq. ft. two-storey home blends character with thoughtful updates. The open concept main floor features a spacious kitchen with an abundance of custom cabinetry, built-in appliances, and a seamless flow into the dining and living areas. A convenient two-piece bathroom completes the main level. Upstairs you'll find three good sized bedrooms, a full bathroom, and the added convenience of second-floor laundry. A large entryway connects the home to the double attached garage. The yard is every bit as impressive as the home, with mature landscaping, expansive green space, a large garden, and endless room for children, hobbies, or future expansion. The 40' x 80' cold storage quonset provides storage for equipment, recreational vehicles, or workshop needs. Additional features include a high-efficiency furnace, water softener, reverse osmosis system, vinyl siding, vinyl windows, durable metal roofing on both the house and garage, and a 60-foot bored well providing an excellent water supply. If you've been looking for an acreage with history, space, and a reputation for exceptional care, this is a property you'll be proud to call home.