



GRASSROOTS
REALTY GROUP

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49025, RGE RD 3251
Rural, Saskatchewan

MLS # A2338311



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	140.52 Acres		
Lot Feat:	Garden, Lawn, Many Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Metal

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Wood

Features: See Remarks

Water: Well

Sewer: Pump, Septic Tank

Condo Fee: -

LLD: 1-49-25-W3

Zoning: ACREAGE

Utilities: -

Inclusions: N/A

Located just 9 km northeast of Lashburn, this 1600 sq. ft. bungalow offers a private country setting on 140 acres, with mature trees surrounding the immediate yard site. The home features a welcoming front porch, double attached garage, large kitchen and dining area, spacious living room, large primary bedroom, additional bedroom, 4-piece main bathroom and office. The basement is unfinished and ready for future development, offering a blank slate to customize to your needs. The home presents an opportunity to add your own style and updates over time, making it a great fit for those looking to put their personal touch on a property. Outside, the partially fenced yard site includes a large shop, barn and garden area. With plenty of space, privacy and room to make it your own, this acreage offers the opportunity to enjoy country living just a short drive from Lashburn. Bonus Oilwell Lease revenue and a 96 x 48ft steel shop, and already set up for livestock.