



GRASSROOTS
REALTY GROUP

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324222 TWP 524
Rural, Saskatchewan

MLS # A2344347



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,210 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	10.07 Acres		
Lot Feat:	Other, Rectangular Lot		

Heating:	Electric, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Metal
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Central Vacuum, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Res Acreage
Utilities:	-

Inclusions: N/A

Just five minutes from Paradise Hill, this 10.07 acre property offers the kind of combination acreage buyers often look for: a comfortable updated home, a substantial heated shop and plenty of usable outdoor space, all approximately 69 km from Lloydminster. The main floor has an open layout connecting the kitchen, dining and living areas making the space feel bright and functional. The updated kitchen features stainless appliances while large windows bring in plenty of natural light. There are three bedrooms on the main floor along with an updated four-piece bathroom. Downstairs, the fully finished basement adds a spacious family room, 3-piece bathroom and two additional flex rooms that work well for office space, hobbies, exercise, guests or additional storage. The home also features a high-efficiency furnace, some updated vinyl windows and a metal roof. The 32' x 48' detached shop is heated, has power, a concrete floor and a 14 x 14 foot overhead door making it well suited for vehicles, equipment, projects or anyone needing serious workspace. There is also an attached single garage and several older outbuildings that provide additional storage. Outside, the acreage offers a large maintained yard with mature trees, partial fencing and plenty of room for parking, trailers and equipment. The generous driveway adds to the practicality of the property, while the log-style gazebo with its wood-burning fireplace creates a sheltered outdoor space tucked into the yard. With 10 acres, a well-equipped heated shop, a finished home and room to spread out, this is a practical acreage setup close to Paradise Hill without giving up reasonable access to Lloydminster.