



GRASSROOTS
REALTY GROUP

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**SW-15-53-24-W3rd 450 Lakeview Dr
Perch Lake, Saskatchewan**

MLS # A2344687



\$839,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,660 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Attached Carport, Gravel Driveway, Heated		
Lot Size:	111.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Front Yard, Lake,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-53-24-W3
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	AGR/RES
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Sump Pump(s), Wet Bar		
Inclusions:	none		

Welcome to this exceptional 111-acre acreage offering panoramic views of Perch Lake and quick possession. This well-maintained 1600 sq ft bungalow offers comfortable, modern living, with main floor laundry with 2017 updates including a new basement (2017), new shingles (July 2026), new kitchen, bathroom and vinyl plank flooring throughout. The home features central A/C, an integrated backup generator system, water softener (included), excellent well water, and pump-out septic. Thoughtfully designed for year-round comfort with concrete curbing around the entire home and driveway, beautifully landscaped grounds, and attached carport with heated bonus room - ideal as a home office, gym, or additional living space. An outstanding 28' x 40' detached heated garage with 14' ceilings, overhead crane, 220-volt service and RV plugs will impress the most discerning buyer. Unparalleled potential for trades, farming, or RV storage. Full basement with potential for 2 additional bedrooms to be developed, offering excellent future value. The heart of the home -this bright, spacious kitchen, and a wonderful bonus for the buyer the large kitchen table perfect for family dinners and hosting is staying with the home its a kitchen that is move in ready, functional and ready to make memories. A rare opportunity to own privacy, views, and fully functional acreage infrastructure in one of the area's most desirable lake locations.