



GRASSROOTS
REALTY GROUP

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326143 TWP RD 482
Rural, Saskatchewan

MLS # A2346298



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	780 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	5.01 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Native Plants, No Ne		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	14-48-26-W3
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: The range hood is not installed but it is brand new and will stay. Zero-turn mower is negotiable but will be SOLD separately, not through any real estate contract. Asking price \$4, 300.

Welcome Home! Here you will find a stunning, mature and sheltered five-acre yard site surrounded by trees! Tree varieties include mountain ash, maple, evergreen, caragana and black poplar, virginia creeping vines, lilac and rose bushes. The trees help to block the prairie winds particularly in the private, tucked away fire-pit/picnic area, with its own wood box. Everything about this property is immaculately maintained and cared for, both inside and out! Tons of important upgrades have been completed to this three bedroom, 780 square foot raised bungalow with a walk-out basement, which is an awesome feature for potential tenants or extended family to have a separate space. Some of the MANY updates we can mention include: full insulation wrap and vinyl siding, triple pane windows, fiberglass shingles, soffits, eaves, downspouts, upgraded electrical panel which is all copper, central air conditioning, blown in insulation, furnace, hot water tank, paint, flooring, trim and doors, built in storage with sliding doors, updated tub surround, newer tap sets, custom blinds, stained treated wood decks with metal railings, exterior doors and screen doors, newer septic tank and lid. The water softener and iron remover have always been kept up to date and are in excellent condition. The well has a new pump and is a 160 foot deep, bored well with a "hole pumping 12GPM the supply comes from an artesian Judith River system. New owners may take advantage of a 'free' security system valued at \$40/month until January of 2027. The supersized 28x30 garage was constructed in 1997 with a 10 foot concrete apron, two overhead doors and two man doors. A true "man-cave" this garage has ten foot ceilings, a concrete floor with a drain, fibreglass shingles, newer eaves, downspouts, vinyl siding, large window, new radiant heater, vapor and LED lighting,

ceiling fan, tons of cupboards and tin countertops. There is a concrete sidewalk from the house to the garage as well as the length of the garage for easy winter maintenance. You will find three storage sheds with wood floors and each of them have locks, one is insulated and all have shelving installed. LOW COST taxes in the RM of Wilton, at \$153 per month with very good seasonal road maintenance reported. There are two driveway accesses, so one could be handy for RV parking. The main driveway is short and completely tree lined keeping snow away. This is a very quiet location with no other dwellings nearby, peaceful and quiet, a perfect opportunity for a hobby farm! Lashburn is only a short ten minute drive for any conveniences and the school bus is readily available for any children. Yard sites like this do not come along often. Cute, clean and so nicely cared for, this place feels like HOME. Make your move!