

SW 18-47-27-W3M
Rural, Saskatchewan

MLS # A2127294



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,440 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	14.91 Acres		
Lot Feat:	Gentle Sloping		

Heating:	Forced Air, Oil	Water:	Dugout, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	18-47-27-W3
Exterior:	Wood Frame, Wood Siding	Zoning:	ACR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled on 14.91 acres of picturesque land south of Lloydminster along the Lone Rock Grid, this property offers a harmonious blend of country living and modern comforts. The 1440 square foot home boasts three bedrooms, providing ample space for relaxation and rest. A well-appointed bathroom ensures convenience, while the double detached garage offers shelter for vehicles and storage needs. For those with a passion for tinkering or working on projects, a substantial 40x60 shop stands ready to accommodate various endeavours. Additional sheds and a barn further enhance the property's functionality, providing room for equipment, tools, or livestock. Inside, the heart of the home lies in its spacious kitchen, adorned with plentiful cabinets that cater to storage needs with ease. The large dining area not only offers a place for meals but also connects seamlessly to the outdoor deck, perfect for al fresco dining or simply soaking in the serene surroundings. The living room, complemented by an adjacent den, provides a cozy retreat for relaxation or entertainment. Convenience meets efficiency with main floor laundry facilities, streamlining daily chores. Outdoor amenities include a 20x40 garage, ensuring ample space for vehicles or additional storage needs. The property also features a dugout for water access, a 150 foot well with ample water, essential for maintaining the land's vitality. Barns with accompanying corrals add versatility, making this acreage suitable for various agricultural pursuits or hobby farming ventures. With its blend of functional spaces, rural charm, and modern conveniences, this acreage on the Lone Rock Grid presents a unique opportunity to embrace a lifestyle that combines tranquility with practicality. At this price you are paying for the land and getting everything else included.