

PT SW 28-50-27 W3, RM of Britannia No. 502
Rural, Saskatchewan

MLS # A2140274



\$504,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,816 sq.ft.	Age:	1930 (94 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	12.87 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Treed		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial, Unfinished

LLD: 28-50-27-W3

Exterior: Vinyl Siding

Zoning: Acr

Foundation: Block

Utilities: -

Features: Breakfast Bar, French Door, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water

Inclusions: N/A

Secluded Sanctuary just 8 miles from Lloydminster, this exquisite property spans 12.87 acres of pristine land that hosts a charming house and a wired 32' X 46' Shop boasting one overhead door with lofty 12' ceilings. The residence is a haven of comfort and elegance, featuring a covered veranda, deck, and balcony off the Master Bedroom for moments of serene contemplation under open skies. Meticulously renovated on both main and upper floors, this home exudes modern sophistication while preserving its rustic charm. Step inside to discover a gourmet kitchen adorned with hardwood floors, granite-topped island, sleek countertops, ample cabinets including a spacious pantry - all harmoniously flowing into the dining room and living area graced by a cozy gas fireplace. Natural light dances through newer vinyl windows (all but 2) illuminating each corner of this abode. Upstairs unveils an expansive master suite complete with its own gas fireplace and French doors leading to the private balcony where mornings are greeted by gentle breezes. Downstairs offers practicality at its finest - laundry facilities seamlessly integrated alongside essential equipment such as furnace, water treatment system, and hot water on demand unit. An eight-year-old well provides water to the house as well as to a yard spigot providing an additional and desirable convenience. Nestled within lush greenery this property affords privacy and enough land to accommodate your acreage wants and needs.