

**NE19-52-27W3  
Rural, Saskatchewan**

**MLS # A2148442**



## \$525,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Square Shaped Lot, Many Trees		

<b>Heating:</b>	Boiler, In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	19-52-27-W3
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AGRICULTURAL RESIDENTIAL
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Walk-In Closet(s), Wired for Sound		

**Inclusions:** basement bar fridge, air exchanger, carbon filter, hot tub, play equipment, communication tower, security system, windmill, aerator, water well equipment (chlorinator, UV light)

Located 15 minutes north of Lloydminster, this 10-acre property has a 4-bed 3-bath 1500+ sq ft home, a 24' x 24' double detached heated garage & additional outbuildings. This one-owner acreage shows pride of ownership. A gated tree lined driveway leads you to the spacious bungalow and a manicured green space with a green house, a large garden plot, perennial beds, water features and a gazebo with a fire pit. The main floor of the home consists of a large living room, an adjoining dining room, a kitchen with solid oak cabinets and a breakfast nook with easy access to the screened-in covered deck - a great space to enjoy the shade and the beautiful outdoor setting. Also on this level is the main 4-piece family bathroom and three bedrooms including the primary bedroom with 3-piece ensuite and walk-in closet. The basement hosts a theater/family room with surround sound, a powered screen and projector, a games room, an office, another bedroom plus a 3-piece bathroom with a 3-person hot tub complete with both ventilation and ozonation controls. Updates include: New sinks and new high efficiency toilets were installed in all bathrooms in 2023. The 40-gal electric water heater was new in 2020. A new high efficiency condensing natural gas boiler with heat exchanger were both installed in 2019. The X90 siding was painted in 2017. New 30-year architectural shingles were installed on the house and the detached garage in 2018. A new 1000-gal septic tank was installed in 2019. Notice that there are PVC windows throughout the home, including the basement. You will be impressed by all of the extra features of this property too!! The 12-camera Lorex security system; The communication tower; The intercom system in the house, garage, bus stop and water shed; The central vacuum in the house and in the

detached garage and the 20 kw-120-240v standby natural gas Cummins generator (auto start) with 200-amp transfer panel, cold package, heat tracing and remote monitoring capability. The storage sheds have a combined measurement of 12' X 26' and are equipped with overhead doors making them great shelters for your garden tractor and quad. Enjoy parking in the double detached garage which features a newer concrete floor, a welding plug and 2 x 500-watt heaters. There is even a raised graveled pad for the RV. The septic tank is covered with a 10' x 10' PVC building that is wired for lights, plugs and heat trace. The water system consists of twin systems - a 30 ft deep well next to a dugout complete with chlorinator and UV light lamp in the 8' x 8' pump house (plus carbon filter and softener in the house) and a secondary back up consisting of a 12' x 24' water shed with 3 X 1500-gallon tanks for city water. There are also nine hydrant posts around the acreage that are fed from a third pump that pulls water from a slough for watering the garden and flowers. Go north on Hwy 17 to Alcurve, & 3 kms east.