

27471 HWY 17
Rural, Saskatchewan

MLS # A2151367



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,467 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	56.00 Acres		
Lot Feat:	Front Yard, Lawn, Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-51-28-W3
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: none

Rare opportunity to own a 56 acre parcel of land with large home, less than 5 minutes from the city! Many opportunities exist in this parcel, with some of the land fenced for horses, a private and mature yardsite, and approximately 45 acres of broke land for crop or hay. The well protected driveway welcomes you to a 1467 sq ft home with double attached garage, and separate outbuildings that include a 28' X 36 heated shop with concrete floor and new shingles, 16' X 20' and 14' X 24' storage buildings, and a couple of garden sheds. The home has a large dining area off the kitchen, generous living room, three bedrooms and two bathrooms all on the main floor. The basement features a large family room with games area, and a wood burning stove. Additional bedroom, 3 piece bathroom, den and large laundry room complete the basement. Brand new furnace, all appliances, central vac, central A/C, pool table, piano and back up generator are all included with this home. Good water supply from a 200' drilled well, and great access on paved highway to this property.