

46447 RGE RD 3252  
Rural, Saskatchewan

MLS # A2159340



## \$479,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,608 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Lawn, Many Trees, Secluded		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	26-46-25-W3
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AC RES
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

Escape to your own slice of paradise with this stunning 9.98-acre property, perfect for those seeking the ultimate rural lifestyle. Nestled in a secluded, treed-in setting, this acreage offers breathtaking views, abundant wildlife, and the peace and privacy you have been dreaming of. This spacious 2,600 square foot home features 6 bedrooms and 2.5 bathrooms, perfect for large families or for those who love to entertain. Enjoy the large kitchen with quartz countertops and brand new appliances installed in 2023. This kitchen is ready to host all your friends and family at harvest! The double attached garage measuring at 29x31 square feet offers ample space for your vehicles, toys, and tools! The basement is ready for the new owners to add the finishing touches to make it their own. with two bedrooms, large rec room, bathroom, and storage. The 9.98 acres of land this home sits on has beautiful views, ready for livestock, and for you to enjoy the prairie sunsets. This acreage is more than just a property; its a lifestyle. Weather your looking to raise a family, start a hobby farm, or simply enjoy the tranquility of rural living this place is for you! Don't miss out on this rare opportunity to own a piece of Saskatchewan's beauty. Schedule your private viewing today!