

1-51119 Rge Rd 3272
Lloydminster, Saskatchewan

MLS # A2147405

\$334,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,060 sq.ft.	Age:	-
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, RV Garage, Trip		
Lot Size:	3.03 Acres		
Lot Feat:	Gazebo, Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Many Trees		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	11-51-27-W3
Exterior:	Vinyl Siding, Wood Frame	Zoning:	COUNTRY RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Granite Counters, Pantry, Storage		

Inclusions: Hot Tub and Gazebo

Make your move! Here you find affordable country living on a beautifully treed and private 3.03-acre yard site with stunning views of the hills to the south from the included hot tub and gazebo, front deck or dining room. Only about a fifteen-minute drive from Lloydminster. A four bedroom, two bath home with updates inclusive of the metal roof, updated windows, vinyl siding, updated flooring, fresh white kitchen cabinetry with granite kitchen counter tops, tile backsplash and newly constructed pantry. The back entryway is sizable and gives a place to drop coats and boots with easy access to the main bathroom when working in the yard. The kitchen provides for plenty of counter space and views of the beautiful south yard. The dining and living area are expansive and offer direct access to the front deck and bright natural light from the large dining area window – any furniture placement would work here; it is a large flexible space. The basement is charming with wood paneling, antique lighting and a dry bar, dedicated laundry area, a fourth bedroom, utility area and the 6000-gallon cistern. This home also features a brand-new furnace and updated hot water tank. Outside, beyond the gorgeous south and west yard sites you will find a nicely organized yard with a heated 24x32 garage, heated 32x48 shop with 220V wiring, a 15x24 metal quonset, 12x16 shed as well as other older sheds. There is a well placed and established garden area. The land component is staked and marked, please note that the current driveway is shared and an agreement for any use in the future will need to be agreed upon with the neighbouring landowner. Do not access this property or the driveways without a confirmed showing appointment with your Realtor®.