

# \$524,900 - 47536 Rr3244, Rural

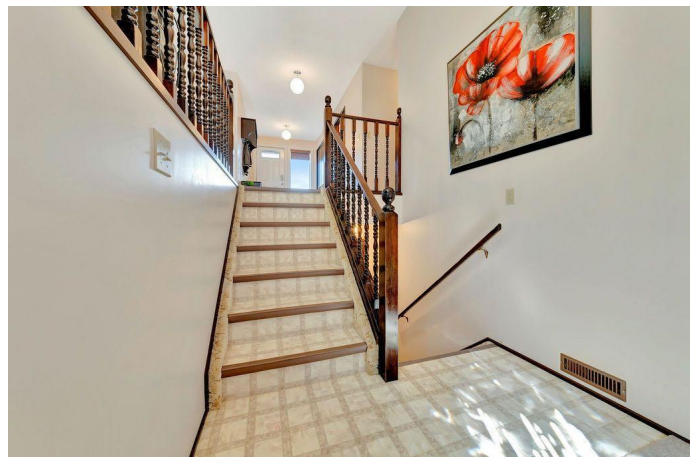
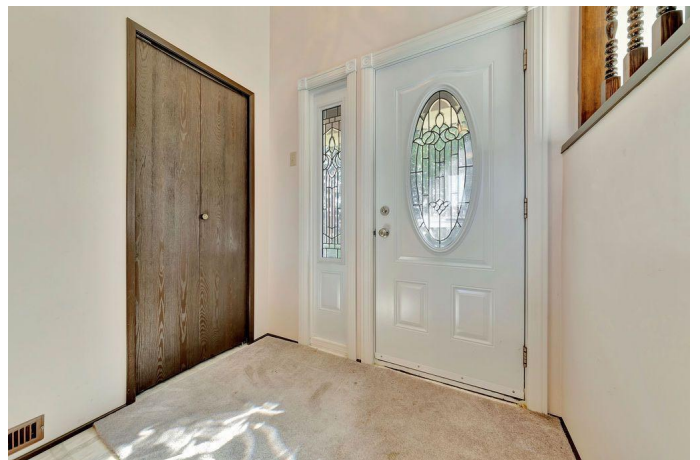
MLS® #A2158846

## \$524,900

5 Bedroom, 4.00 Bathroom, 1,880 sqft  
Residential on 9.99 Acres

NONE, Rural, Saskatchewan

Nestled among the trees on 9.99 secluded, peaceful acres, sits this charming acreage, ready for the next family to love it. Enjoy the perfect blend of quiet country living and modern convenience, with paved roads right up to the property and just under 1 km from Hwy 16, and only 25 quick minutes to Lloydminster. Solidly built in 1984 with 2 x 6 construction, this home includes updates like vinyl windows, newer doors, partial shingles, custom blinds, central A/C, central vac and a heated shop. It's connected to Maidstone water, so although you have a well, you won't need to worry about maintaining or using it. For your tools and equipment, there's a large heated, electrified 40 x 50 shop, a 40 x 60 shed, and a spacious oversized single detached garage. Inside, you'll be welcomed by a giant entryway with plenty of room for all your families coats and boots. The massive kitchen and dining area has double wall ovens, plenty of cabinets and countertops for days, making it a chef's dream. The living room has plush carpeting with big windows bringing in lots of natural light. This home has main floor laundry, which is so convenient. Down the hall, you'll find a newly renovated bathroom with a soaker tub and three cozy bedrooms, including a spacious primary bedroom with a recently renovated 4 pc ensuite. The basement offers a huge family room, two more very large bedrooms, another 4 pc bathroom, and a big storage/utility room. This property is



a rare find and a perfect place to call home!

Don't miss out on this incredible opportunity!

Built in 1984

### Essential Information

MLS® #	A2158846
Price	\$524,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,880
Acres	9.99
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	47536 Rr3244
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1A0

### Amenities

Parking Spaces	6
Parking	Driveway, Drive Through, Garage Door Opener, Garage Faces Front, Gravel Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Vinyl Windows, Kitchen Island, Laminate Counters, No Smoking Home, Soaking Tub
Appliances	Central Air Conditioner, Built-In Oven, Dishwasher, Double Oven, Dryer,

Freezer, Garage Control(s), Gas Water Heater, Refrigerator, Washer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Gentle Sloping, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Secluded, Yard Lights

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

## Additional Information

Date Listed August 19th, 2024

Days on Market 232

Zoning ACR

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.