

27471 17 Highway
Rural, Saskatchewan

MLS # A2217346



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,467 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	55.98 Acres		
Lot Feat:	Garden, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-51-28-W3
Exterior:	Brick, Wood Frame	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 Fridge in downstairs

Opportunities like this don't come along very often... A large acreage land area that is just under 56 acres in size with a large bungalow style home measuring 1467 square feet above grade located off paved roadway. You can literally be at the north side Tim Horton's drive through in 5 minutes from this property. When the leaves are out, you have a hard time even seeing this property from the roadway: set back to the eastern boundary of the parcel down a picturesque winding driveway you will find this immaculately cared for home and property. You will love the flexibility that comes with owning this property.. some fencing in place for a few horses, recreational opportunities for kids with motorbikes and quads, private mature yard site with lots of trees, approximately 45 acres of arable/cultivated acres that is a mixture of hay and crop land- have a few head of cattle and grow your own feed!! The property includes a 28' by 28' attached garage, a shop that measures 28' by 36'-heated with concrete floors and new shingles, a 16 by 20" and a 14' by 24' storage buildings, as well as a couple of other garden sheds This large bungalow has a large three bedrooms on the main floor with a large kitchen and dining area and a very large living room- the basement is fully developed with nan additional bedroom, large family room with wood burning fireplace, games area, den, 3-piece bathroom and large laundry room. Additional features: newer furnace in 2024, new roof on shed in the last year, some plumbing upgrades in last year, appliances included, central vacuum and central air conditioning, back up generator and so much more.. NOTE: farm implements, tractor, mower can be purchased separately from the sale of the property. City of Lloydminster School Division.