

328031 TWSP Road 492  
Rural, Saskatchewan

MLS # A2218908



**\$695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,717 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	In Floor, Floor Furnace, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-49-28-W3
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	Acreage
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water		

**Inclusions:** N/A

Discover the perfect blend of comfort, space, and country living with this beautifully finished 1,700 sq ft bungalow, just 5 minutes from Lloydminster on the peaceful Saskatchewan side. Nestled on approximately 6 acres, this fully finished home offers 5 spacious bedrooms, 3 bathrooms, and 9-foot ceilings on both the main and basement levels, creating a bright and open atmosphere. Built on a durable ICF foundation, this home is designed for long-lasting efficiency and comfort. The large, open-concept main floor includes a well-appointed kitchen, cozy living area, and generous dining space—ideal for family living and entertaining. Downstairs, the fully developed basement provides additional living space, bedrooms, and a bathroom, making it perfect for larger families or guests. The property boasts a separate well for livestock, a fenced area with animal enclosures, and plenty of space to expand or enjoy hobby farming. A large double attached and 25'x27' detached garage provides ample parking and storage, and the acreage offers a mix of open land and privacy. Whether you're looking to escape the city or embrace rural living with modern convenience, this unique property offers space, style, and location. Don't miss out on this incredible opportunity! Check out the 3D virtual tour!