

201 3 Avenue E  
Neilburg, Saskatchewan

MLS # A2221876



**\$149,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 988 sq.ft.                                                               | <b>Age:</b>   | 1985 (41 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Parking Pad                                           |               |                   |
| <b>Lot Size:</b> | 0.24 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                   |                   |     |
|--------------------|-------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                      | <b>Zoning:</b>    | RES |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Laminate Counters, No Smoking Home, Vinyl Windows |                   |     |

**Inclusions:** N/A

Charming, updated, and full of potential—welcome to this 988 sq ft raised bungalow, ideally situated on a massive 10,000+ sq ft corner lot in the friendly community of Neilburg, SK. Located next to a beautiful park and just across from a local store, this home offers incredible convenience, space, and small-town charm. Originally built in 1985, the home has seen significant exterior upgrades including vinyl siding, vinyl windows, and a durable metal roof—all completed between 2010–2011—offering peace of mind for years to come. Inside, you’ll find a bright and spacious main floor with large windows, custom blinds, a generous kitchen, and a beautifully refreshed 4-piece bathroom featuring a tiled tub/shower. The layout includes 4 bedrooms (2 up, 2 down), 2 full bathrooms, and a large main floor mudroom/laundry area that adds both function and flexibility. The basement offers a ton of potential with oversized windows that let in natural light—ideal for comfortable family living. Additional features include central air conditioning, central vac, updated flooring in some areas, and a newer water heater (2020). And let’s not forget the community! Neilburg is a vibrant village that punches well above its weight—offering a K–12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. With recreational facilities, a library, community hall, and strong local spirit, Neilburg is a place where neighbors know each other and families thrive. This is more than a house—it’s a home in a community you’ll love. Come see the value and opportunity for yourself!