

**NE 30-44-26W3**  
**Rural, Saskatchewan**

**MLS # A2223541**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	8.45 Acres		
<b>Lot Feat:</b>	Many Trees, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

This attractive 2-bed 2-bath bungalow was built in 2022 and sits on 8.45 acres in the RM of Manitou Lake. The basement is not developed yet. It's waiting for your design ideas. The 3 yr old home features large windows and stainless steel appliances. There is a wood burning stove/oven on the main level. The stove is both beautiful and functional as supplemental heat to the propane forced air furnace during the cold Saskatchewan winters. Mature trees surround the property which includes out buildings and a dugout. The property is serviced with power, water well and septic system. Call to view.