NW-05-54- 22-W3
Rural, Saskatchewan

MLS # A2245105

$849,900

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow

Size:	1,531 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	4	**Baths:**	3

Garage:	Triple Garage Attached
Lot Size:	7.85 Acres
Lot Feat:	Cleared, Few Trees, Garden, Greenbelt, Open Lot, Private

Heating:	Forced Air, Propane	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	5-54-22-W3
Exterior:	Wood Frame	**Zoning:**	Acreage
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Vinyl Windows		

Inclusions:	NA

Nestled on 7.85 acres just outside the welcoming community of St. Walburg, this 2008-built bungalow offers the perfect blend of country living and small-town charm. With over 1500 square feet of living space on the main floor, this home features 4 spacious bedrooms, 3 baths, and a walkout basement for additional comfort. The large west-facing front deck offers stunning sunset views, while the back deck overlooks a garden and plenty of room for outdoor activities. The property includes a heated 80x24 shop with a 1-ton crane, perfect for projects and storage. St. Walburg, known for its vibrant community spirit and year-round recreation, is just minutes away. Enjoy easy access to local amenities, including shops, dining, and healthcare services, while being a stone’s throw from outdoor adventures like hunting, fishing, and nearby lakes?. With a deep 200-foot well delivering a 10 GPM flow rate, this acreage combines functionality with the peaceful lifestyle of Saskatchewan's Parkland region. Whether you're looking to garden, run a small hobby farm, or simply enjoy the open space, this property has it all.