

NE 33-48-25 W3 R.M. of Wilton
Rural, Saskatchewan

MLS # A2163667



\$734,900

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	33-48-25-W3
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ACR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Sprawling over 9.9 acres of pristine land, this hidden gem lies just a short 25-minute drive from the City of Lloydminster and a mere 7 minutes from the Town of Lashburn. Built in 2009, this 1420 sq ft home boasts 9' ceilings on both levels, enveloping you in an aura of spaciousness and luxury. Step inside to discover a meticulously designed interior featuring all appliances included, main floor laundry for convenience, and hardwood flooring that flows through the Kitchen, Dining Room, and Living Room. With 3 Bedrooms providing ample space for rest and relaxation, including a Master Bedroom with a walk-in closet and ensuite bath offering respite after long days. The kitchen complete with a powered island and Breakfast Bar is adjacent to the Dining Room providing direct access to a two-tiered covered deck—perfect for al fresco dining or simply soaking in the tranquility of your back yard surroundings. For those who appreciate functionality alongside beauty, there's also a double attached heated garage equipped with a sump for added convenience. The outdoor amenities are equally impressive; picture-perfect 30X40 raised fenced garden area beckons green thumbs while playground equipment promises hours of fun for the little ones and peace of mind for Dad and Mom with a fully fenced back yard. Add to this a one-year-old 46'x32' heated shop with 14' high walls, three 12'x12' bay doors with their own garage door openers, 50-amp and 30-amp receptacles, LED lighting on dimmers plus a sump. A 30-amp receptacle on the exterior of the shop provides a welcome convenience for numerous applications. This property is pristine with an impeccable yard site and shows pride of ownership in every way.