

# \$450,000 - Pt Sw 28-50-27 W3, Rm Of Britannia No. 502, Rural

MLS® #A2140274

**\$450,000**

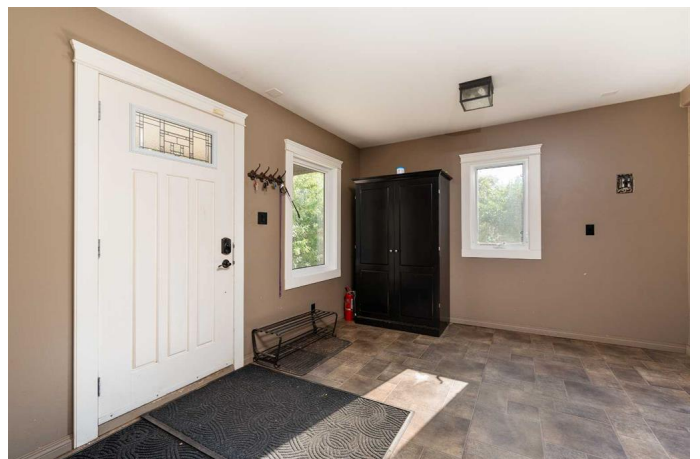
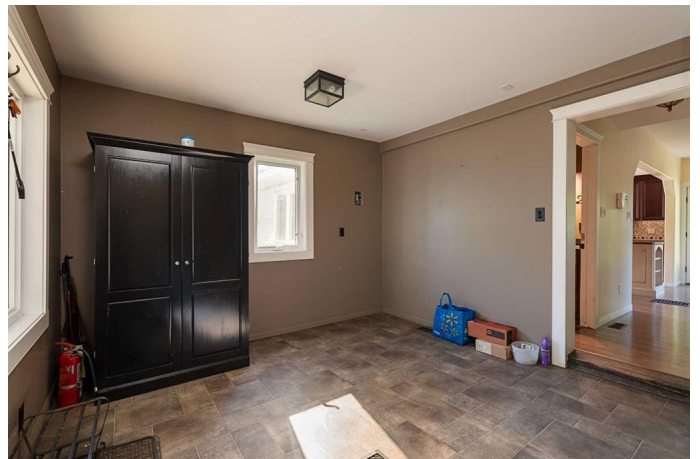
3 Bedroom, 2.00 Bathroom, 1,816 sqft  
Residential on 12.87 Acres

NONE, Rural, Saskatchewan

Secluded Sanctuary just 8 miles from Lloydminster, this exquisite property spans 12.87 acres of pristine land that hosts a charming house and a wired 32' X 46' Shop boasting one overhead door with lofty 12' ceilings. The residence is a haven of comfort and elegance, featuring a covered veranda, deck, and balcony off the Master Bedroom for moments of serene contemplation under open skies.

Meticulously renovated on both main and upper floors, this home exudes modern sophistication while preserving its rustic charm. Step inside to discover a gourmet kitchen adorned with hardwood floors, granite-topped island, sleek countertops, ample cabinets including a spacious pantry - all harmoniously flowing into the dining room and living area graced by a cozy gas fireplace. Natural light dances through newer vinyl windows (all but 2) illuminating each corner of this abode. Upstairs unveils an expansive master suite complete with its own gas fireplace and French doors leading to the private balcony where mornings are greeted by gentle breezes.

Downstairs offers practicality at its finest - laundry facilities seamlessly integrated alongside essential equipment such as furnace, water treatment system, and hot water on demand unit. An eight-year-old well provides water to the house as well as to a



yard spigot providing an additional and desirable convenience.

Nestled within lush greenery this property affords privacy and enough land to accommodate your acreage wants and needs.

Built in 1930

### Essential Information

MLS® #	A2140274
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,816
Acres	12.87
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	Pt Sw 28-50-27 W3, Rm Of Britannia No. 502
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 0Y7

### Amenities

Parking Spaces	12
Parking	Gravel Driveway, Off Street

## Interior

Interior Features	Breakfast Bar, French Door, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Family Room, Gas
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	August 2nd, 2024
Days on Market	250
Zoning	Acr

## Listing Details

Listing Office	CENTURY 21 DRIVE
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