

# \$749,900 - Ne 33-48-25 W3 R.m. Of Wilton, Rural

MLS® #A2163667

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,423 sqft  
Residential on 9.90 Acres

NONE, Rural, Saskatchewan

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.

Built in 2009

### Essential Information

MLS® #	A2163667
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,423
Acres	9.90
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Ne 33-48-25 W3 R.m. Of Wilton
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

### Amenities

Parking Spaces	12
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Detached

# of Garages 5

### **Interior**

Interior Features Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings  
Heating Forced Air, Propane  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

Exterior Features Garden, Private Yard, RV Hookup  
Lot Description Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Wood

### **Additional Information**

Date Listed September 11th, 2024  
Days on Market 205  
Zoning ACR

### **Listing Details**

Listing Office CENTURY 21 DRIVE

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