

201 3 Avenue E  
Neilburg, Saskatchewan

MLS # A2221876



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Charming, updated, and full of potential—welcome to this 988 sq ft raised bungalow, ideally situated on a massive 10,000+ sq ft corner lot in the friendly community of Neilburg, SK. Located next to a beautiful park and just across from a local store, this home offers incredible convenience, space, and small-town charm. Originally built in 1985, the home has seen significant exterior upgrades including vinyl siding, vinyl windows, and a durable metal roof—all completed between 2010—2011—offering peace of mind for years to come. Inside, you'll find a bright and spacious main floor with large windows, custom blinds, a generous kitchen, and a beautifully refreshed 4-piece bathroom featuring a tiled tub/shower. The layout includes 4 bedrooms (2 up, 2 down), 2 full bathrooms, and a large main floor mudroom/laundry area that adds both function and flexibility. The basement offers a ton of potential with oversized windows that let in natural light—ideal for comfortable family living. Additional features include central air conditioning, central vac, updated flooring in some areas, and a newer water heater (2020). And let's not forget the community! Neilburg is a vibrant village that punches well above its weight—offering a K-12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. With recreational facilities, a library, community hall, and strong local spirit, Neilburg is a place where neighbors know each other and families thrive. This is more than a house—it's a home in a community you'll love. Come see the value and opportunity for yourself!