

**48077 Range Road 3275  
Lloydminster, Saskatchewan**

**MLS # A2263277**



# \$685,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,809 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Carport, Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	13.49 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, Private, See Remarks, Treed		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas, Other	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Other	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-48-27-W3
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Window Treatment, Furniture in Loft, 2nd Stove, Refrigerator & Freezer. Air Compressor, Tool Carts and raised Garden Beds.

Looking for that Special Private Property with a treed laneway, Here it is! Escape to the Country, only 12 miles to Lloydminster, this large 13.49ac Acreage has plenty to offer. Stately Storey & a Half Residence with wrap around Veranda, also Offers separate private Living Qtrs in LOFT with Balcony. Many upgrades to the Home include long lasting Malarkey Shingles, Eavestroughs, Dormer Improvements, Triple Pane Windows, good Boiler, Hot Water Tank, etc. Wood Flooring, Main Stairs and Accents include Cherry, Maple, White Ash, and Red Oak, plus Dura Ceramic Tile in the Kitchen. Home has a convenient Double attached garage, plus an open covered Carport. Beautiful mature yard also has a Heated Shop, spacious 3 part cold Storage Shed, Garden area, Walking paths, large dugout with power, and pasture area for your favorite animals. Beyond the obvious Residential appeal, this overall property would also be handy for a Home based Business or Hobby Farm.. Make a call, Have a Look, this Property could be the Best Move you make in Life!