

**17 Northminster Lane SW 12-51-28-W3 RM Of Britannia ~~N01502~~ A2272381**  
Rural, Saskatchewan



**\$519,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Acreage with Residence, Bungalow

**Size:** 2,175 sq.ft. **Age:** 1976 (50 yrs old)

**Beds:** 5 **Baths:** 3 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 5.64 Acres

**Lot Feat:** Front Yard, Landscaped, Lawn, Many Trees, Private

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 28-51-12-W3

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** Acreage

**Foundation:** Wood

**Utilities:** -

**Features:** High Ceilings, Open Floorplan, Storage

**Inclusions:** N/A

Set on 5.65 acres and surrounded by mature trees, the property embraces country living with pure privacy as its surrounded with nature. The unique bungalow home has a functional, open-concept layout with three bedrooms on the main level. The main floor is bright and welcoming with large windows that bring in beautiful natural light. The kitchen has white country-chic cabinetry, an island with great workspace, and a seamless flow into the dining and living areas. Just off the kitchen is a spacious family room with 10' ceilings and a wood-burning fireplace that adds warmth and character to the home. The primary bedroom includes a walk-in closet and ensuite for convenience. The lower level is fully finished with additional bedrooms, generous storage, and a comfortable rec space designed to work for any lifestyle. The two additional rooms downstairs, a full bathroom, laundry plus a den giving you the flexibility for family, guests, a home office, or a gym the opportunities are endless. The house was moved onto the basement in 2007, with exterior updates including new siding and shingles completed in 2010 and a newer well. Outside, you'll appreciate the detached garage, newer well, and the quiet, private setting that makes acreage living so appealing. Located just minutes from Lloyd and within the Lloyd school division, this property offers the ideal balance of privacy, space, and proximity. It's move-in ready with a layout that supports both daily living and long-term growth. Don't miss out on this well curated sought after acreage in Northminster subdivision.