

**302 Railway Avenue E  
Neilburg, Saskatchewan**

**MLS # A2277260**

**\$114,999**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	N/A		

Welcome to comfortable living in the small community of Neilburg Saskatchewan! It's easy and affordable with this beautiful 2 bedroom home on the edge of town. All the rooms are well laid out and large. This bungalow is deceptively big at 1085 square feet of living space. The entire house has been renovated, upgraded, and well maintained. There is a large living room with large windows, spacious dining room and a modern kitchen with great storage. Some of the upgrades are windows, boiler, water tank, appliances etc. The 10,800 sqft lot is massive and contains a firepit area, apple trees, workshop/shed, covered patio, and tons of trees and greenery. The home shows extremely well and the pride of ownership is apparent.