

**PT SE 14-47-28-W3**  
**Rural, Saskatchewan**

**MLS # A2280190**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	3.12 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-47-28-W3
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Kitchen Island, Storage		

**Inclusions:** N/A

This acreage is a rare gem being only 15 minutes South of Lloydminster and the school bus for the Lloydminster school division picks up the kids at the front door! This 1,600 square foot bungalow is situated on 3.12 acres with lots of space for a hobby farm. Upon entering the home, you'll feel the space with a large entrance and ample storage. The floor plan is functional with a big living room with wood burning fireplace and flows into the eat-in kitchen with an island, pantry space and lots of cabinet and countertop space. Off the dining room, through the garden door, you'll find an inground swimming pool (with new concrete, liner, pump and sand filter in 2022) featuring a waterslide, hot tub and pergola! Vacation can be everyday just out the back door! The pool measures 16' wide x 32' long x 4' deep in shallow end and 8'6" deep in the deep end. Back in the house you'll find 3 good sized bedrooms on the main floor with the primary featuring double closets and a 3 piece ensuite. The main floor also features with hook ups for an additional 2 piece bathroom. The basement is complete with 2 more big bedrooms, a den, 4 piece bathroom, and a family room with a wet bar. The basement has a steel I beam in the ceiling, so no teleposts! The yard has a 29x25 detached heated garage with double garage doors, a 75x25 fenced in garden area, a large park with multiple swings and play sets, and a barn area that is fully fenced and ready for the mini cows! The septic tank has a pump out in the back field and was dug out and re-done in 2023. This home is listed under a recent appraisal value and is ready for a quick possession!