

\$1,090,000 - Ne-se 33-44-25 W3 Rm Of Hillsdale No. 440, Rural

MLS® #A2048526

\$1,090,000

4 Bedroom, 4.00 Bathroom, 2,000 sqft
Residential on 320.00 Acres

NONE, Rural, Saskatchewan

Lots of land, Check. A beautiful acreage, Check. Private and serene, Check. Located 2 miles east of Neilburg Saskatchewan, this property includes a half section (320 acres) of prime pasture for livestock. Bordering the property is an additional 70 acres of leased government land available to the owner. The north quarter hosts a 2016 home with 2000 square feet of above ground space and an additional 1100 square feet of ICF formed basement. This like new home is finished thoughtfully with quality and craftsmanship. A bright open kitchen overlooks the main living room and stunning wood fireplace. Enjoy lots of windows from all directions, windows are triple pane and UV blocking. The kitchen cabinets are a rich rustic wood making for a timeless style and fitting of the home. You will find a great pantry and plenty of storage in the kitchen. The dining room and living room share a warm stone fireplace and the open concept is inviting and comfortable. Main floor master bedroom is spacious with extra features like a covered private deck area and a massive ensuite bathroom. Main floor laundry and a half bath complete the main level. Upstairs is an amazing bonus room accompanied with 2 big bedrooms and a full bathroom. The basement is partially finished with a family room, pool table/games room, full bathroom, tons of storage area and space for a 4th bedroom. High efficiency furnace, air



exchanger, new hot water tank and above average insulation make this home highly efficient, and the utility bills show the savings. In fact, the exterior walls have never seen one puncture to the drywall or poly barrier. The property has a 40ft by 130 ft radiant heated shop, a 35 by 60 pole shed and many corrals and fences. The well has great yield at 20 gallons/mins and is trenched into the shops and corrals for servicing water bowls for livestock. This property is a rare gem for the right buyer!

Built in 2016

Essential Information

MLS® #	A2048526
Price	\$1,090,000
Sold Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	320.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	Ne-se 33-44-25 W3 Rm Of Hillsdale No. 440
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2C0

Amenities

Parking	Driveway, Gravel Driveway, None
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Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
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Heating	Floor Furnace, Forced Air, Hot Water, Natural Gas
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Cooling	None
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Has Basement	Yes
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Basement	Full, Partially Finished
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Exterior

Exterior Features	Fire Pit
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Lot Description	Farm, Few Trees, Front Yard, Lawn, Garden
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	ICF Block
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Additional Information

Date Listed	May 12th, 2023
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Date Sold	February 7th, 2024
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Days on Market	271
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Zoning	AG
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HOA Fees	0.00
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Listing Details

Listing Office	MUSGRAVE AGENCIES
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