

\$230,000 - Pt Ne 02-52-22 W3, Rural

MLS® #A2074247

\$230,000

3 Bedroom, 2.00 Bathroom, 1,664 sqft

Residential on 40.00 Acres

NONE, Rural, Saskatchewan

Discover a hidden gem encompassing 40 acres of natural beauty. This vast property offers seclusion and privacy, thanks to the lush trees that surround it. You'll find numerous mature fruit trees scattered across the land, adding vibrant colors and tasty treats to the scenery.

With a bit of care and attention, this property has the potential to become your own personal paradise. Imagine the peaceful sounds of leaves rustling and birds singing as you make this place your own. Whether you're into farming or simply want a peaceful countryside lifestyle, this property can fit your dreams perfectly.

Around 25 acres of this land are currently rented out, allowing you to be part of the community while still enjoying your privacy. It's a great balance between solitude and engagement.

The centerpiece of this property is a historic 1914 home that brings a sense of timeless charm. This classic house holds the stories of the past and provides a sturdy foundation for future home owners looking to roll up their sleeves and give this property some TLC.

More than just a piece of land, this property is a canvas for your ideas. Picture yourself having picnics under a centuries-old tree, cultivating your own orchard, and creating a



hobby farm. With its peaceful and sheltered environment, this land is an invitation to build the life you've been imagining.

Built in 1914

Essential Information

MLS® #	A2074247
Price	\$230,000
Sold Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,664
Acres	40.00
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	Pt Ne 02-52-22 W3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2Y0

Amenities

Parking	None
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Interior

Interior Features	See Remarks
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	None, Private Entrance, Private Yard
Lot Description	Cleared, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, Greenbelt, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Brick/Mortar, Wood

Additional Information

Date Listed	August 16th, 2023
Date Sold	February 13th, 2024
Days on Market	180
Zoning	ACR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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