

\$479,369 - 47414 Rr 3262, Lashburn

MLS® #A2077980

\$479,369

2 Bedroom, 2.00 Bathroom, 1,540 sqft
Residential on 9.02 Acres

NONE, Lashburn, Saskatchewan

Discover the epitome of prairie living in this stunning Saskatchewan acreage. With vast, open spaces and impeccable amenities, this property is a dream for those seeking a farm or business opportunity.

As you approach, you'll be greeted by a generously sized gravel turn-around, perfect for accommodating even the largest trucks. Convenience is key with a water well drilled in 2008 that was just brought into use and a new septic pump in place, ensuring your water needs are met and waste management is a breeze. Keep warm in those cool winters with a new furnace that's plumbed for a/c.

Step into the fully renovated house, where modern comforts meet classic charm. A brand-new furnace guarantees warmth during the chilly Saskatchewan winters. Park your vehicles in the spacious, heated two-car garage with radiant heating, providing comfort year-round.

For your business or hobby needs, there's a newer 31x47' heated shop that's been professionally wired and lined with tin. Three overhead doors make access a breeze, and a 75000 BTU radiant heater keeps you toasty while you work.

Need more storage space? No problem! A 50x100' Coverall cold storage building with a gravel base provides ample room for your



equipment and supplies.

To top it all off, this acreage boasts a low-traffic road 35km from Lloydminster, with less than 2 miles of gravel to reach your oasis. Don't miss out on the opportunity to call this beautiful Saskatchewan prairie acreage your own!

Built in 1960

Essential Information

MLS® #	A2077980
Price	\$479,369
Sold Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	9.02
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	47414 Rr 3262
Subdivision	NONE
City	Lashburn
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Other, See Remarks
Roof	Asphalt Shingle
Construction	Other, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2023
Date Sold	November 10th, 2023
Days on Market	69
Zoning	Res Acr.
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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