

\$399,900 - Se-14-48-26 W3 Acreage, Lloydminster

MLS® #A2099249

\$399,900

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Residential on 11.53 Acres

NONE, Lloydminster, Saskatchewan

Escape to your own peaceful paradise on this 11.53 acre property that boasts abundant wildlife, fertile garden (with its own spigot), and serene surroundings just a short commute from Lloydminster and Lashburn. This charming 3 bedroom, 2 bath home was built in 1940 by skilled craftsmen and has been updated over the years with modern amenities while still maintaining its rustic charm. The shingles, insulation, siding, windows were replaced in approximately 2004/2005 followed by drywall replacement, plumbing and electrical updates in 2009/2010. Cabinets, lighting fixtures as well as flooring were also upgraded during this time period. Recent improvements include a detached 26'10"X26'10" garage (with in-floor heat when using the existing boiler system), hot water tank and water softener replacement, central air conditioning installed, along with sewer pump, septic tank lines and tank inspection for seamless functionality of the system. The main floor features new vinyl plank flooring throughout the dining room, hallway and main bathroom areas adding to the overall appeal of this cozy abode. Enjoy peace of mind knowing that recent upgrades such as water well pipe and pump, iron knock-out for the water system, vertical sewer discharge pump out and secondary panel wired for external generator, ensures optimal performance at all times. SELLERS ARE MOTIVATED, BRING OFFERS



Built in 1940

Essential Information

MLS® #	A2099249
Price	\$399,900
Sold Price	\$382,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,625
Acres	11.53
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	Se-14-48-26 W3 Acreage
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S0M 1R0

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Jetted Tub, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Water Heater, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Purifier, Water Softener, Window Coverings
Heating	Boiler, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	January 9th, 2024
Date Sold	June 7th, 2024
Days on Market	149
Zoning	ACR
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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