

\$317,500 - Pt Sw 20-53-20 W3rd, Rural

MLS® #A2112517

\$317,500

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 34.79 Acres

NONE, Rural, Saskatchewan

Make your move! A recreational opportunity or home base with close proximity to beautiful Brightsand Lake. 34.79 private acres with a very private yard site and 22 acres of arable/cultivated land for farming. The best of both worlds with the space of an acreage, the accessibility of a lake lot and a short walk to the public beach, you can even enjoy the view of the lake right out your kitchen window. The home is a 1977, 2x6 construction, 1,344 square foot bungalow, updated with hardwood flooring on the main and three bedrooms. There is a four piece main bath, the main floor laundry room hosts space for a 2 piece bath as well as the master bedroom ensuite, although its' fixtures have been removed. The laundry/2pce bath is conveniently located just inside the west door for easy access to clean up when working outdoors. The west door features a large covered deck. The basement is a blank canvas, unspoiled and waiting for your finishing options. A substantial 26x28 attached garage was added to the east side of the home in 2013. This property is to be sold 'as is - where is' with no warranties or representations - Buyers are to complete their own due diligence on any and all provided information and systems however some basic information has been obtained that there is Geothermal heating and cooling, shingles, windows replaced within the last 12 years. There is a sand point well and septic system installed in approx 2009. With room to host a crowd, and a lovely yardsite, create



adventures and memories here!

Built in 1978

Essential Information

MLS® #	A2112517
Price	\$317,500
Sold Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	34.79
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	Pt Sw 20-53-20 W3rd
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 1P9

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	None
Heating	Forced Air, Floor Furnace, Geothermal
Cooling	Other
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cleared, Brush, Front Yard, Lawn, Irregular Lot, Many Trees, Private, Lake

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed March 5th, 2024

Date Sold April 26th, 2024

Days on Market 51

Zoning Country RES

HOA Fees 0.00

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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