

\$192,000 - 322010 Twp Rd 480, Rural

MLS® #A2142455

\$192,000

3 Bedroom, 1.00 Bathroom, 1,104 sqft

Residential on 18.31 Acres

NONE, Rural, Saskatchewan

**** MOTIVATED SELLERS - OPEN TO ALL OFFERS **** Buy land, they aren't making it anymore! 18 acres at Rush Lake with pavement to the driveway. This mature property has projects on the go with a partially renovated, 1104 square foot, 3 bedroom, 1979 Bungalow with a new ICF walkout basement with concrete floor and large windows, a double wide mobile home and a 43x23 metal shop with wood heat, a concrete floor and new overhead garage door and opener. The house has a new tin roof, new plumbing lines, electrical upgrades, new doors, fresh paint, added blown-in insulation and refinished ceilings throughout. The supersized basement door provides direct access to the bottom floor to move in large furniture, to become a separate access suite or for convenient access to your future garage area. There is a cistern in the basement for R/O back up to the spring fed storage well, water quantity is reported to be good. The home used to be heated with a diesel furnace but has been converted to electric heat, natural gas angles across the north east portion of the land. All building supplies and appliances etc. viewed in the property can stay, there is a yard light and a land line phone connection. The double wide mobile (make/model and serial number unknown) has not been connected to utilities since being moved onto the land but it used to be connected to propane, it has a large open concept living and dining area, a family room, four bedrooms, full bath and laundry. It is



included "as-is" and is located on its own very private area of the yard site " great potential for extended family or a guest house. Lots of hard packed gravel has been brought in on the driveway and also loops around the shop for solid semi-truck access without ripping up the yard. There is a giant garden area and multiple water well spigots located around the property. The mounds you will notice to the north-east of the house used to be a dirt bike track for some extra fun and there is a clay loading ramp to load toys, a quad or mower. No trespassing - do not access this land without a scheduled appointment.

Built in 1979

Essential Information

MLS® #	A2142455
Price	\$192,000
Sold Price	\$172,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,104
Acres	18.31
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	322010 Twp Rd 480
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1M0

Amenities

Utilities	Electricity Connected, Natural Gas at Lot Line, Phone Available, Sewer Connected, Water Available
Parking Spaces	10
Parking	Driveway, Gravel Driveway, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), French Door, Vinyl Windows, Separate Entrance
Appliances	Other
Heating	Baseboard, Combination, Electric, Propane
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Brush, Corner Lot, Garden, Lawn, Native Plants, Private, Treed, Triangular Lot, Yard Lights
Roof	Metal
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	June 18th, 2024
Date Sold	November 26th, 2024
Days on Market	161
Zoning	ACR
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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