

\$694,900 - Block E Nw 34-51-27-w3, Rural

MLS® #A2145437

\$694,900

4 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 6.00 Acres

NONE, Rural, Saskatchewan

Stunning 2018 4-bed 3-bath 1500+ sq ft bungalow situated on 6 acres of land. This property boasts privacy, beautiful views and a great location - only 15 minutes North East of Lloydminster with pavement within 400 yards of the home. The main floor welcomes you with a large foyer, vaulted ceilings, a 2-way river rock gas fireplace and an open layout which blends the kitchen, living, and dining areas. Notice the solid wood cabinets with soft close doors and drawers, the quartz countertops, the SS Maytag appliances, the gas stove and the reverse osmosis system for sink tap and fridge water. Enjoy beautiful views of the yard from the large East facing windows and enjoy outdoor meals on the spacious wrap around covered deck. The primary suite features a walk-in closet and a spa-like 5-piece ensuite bathroom. There is also a bright second bedroom, a 4-piece family bath and laundry on the main level. The walkout basement features a large lower-level family/games room with surround sound hard wired in, a wet-bar and doors to the large East facing covered patio. There are two more well-sized bedrooms, a 4-piece bathroom, a spacious utility room plus a cold room for your canning and vegetables. This is a smart home with Control 4 Home Automation. Other interior features include central vacuum, high-quality laminate flooring throughout, Moen faucets and fixtures, and solid wood interior doors and trim finished with Kunos non-toxic natural sealer. The high efficiency



boiler system provides in-floor heat to both the upstairs and downstairs and the insulated floor heat panels on the main floor provides both heat retention and noise reduction benefits. The heated double attached garage measures 29 ft wide by 26 ft deep. Note that there is plenty of room for additional parking. This home was been wired for a back up generator with separate breaker panel. The property is mostly fenced and boasts 3 acres of landscaped yard and 3 acres of forest. Outdoor highlights include: a large Koi Pond, raised garden beds, an outdoor storage shed and an underground pet fence as well as saskatoons, chokecherries, raspberries, wild flowers and a groomed walking path through the trees. This property is in the Hillmond school division with school bus pickup at the driveway. Call to view this incredible acreage!

Built in 2018

Essential Information

MLS® #	A2145437
Price	\$694,900
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,514
Acres	6.00
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	Block E Nw 34-51-27-w3
Subdivision	NONE

City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 1R6

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
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Heating	Boiler, In Floor, Hot Water
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line
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Lot Description	Lawn, Many Trees, Private, Views
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	ICF Block
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Additional Information

Date Listed	July 1st, 2024
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Date Sold	August 8th, 2024
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Days on Market	38
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Zoning	Agricultural Res
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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