

# \$249,900 - Sw 18-47-27-w3m, Rural

MLS® #A2127294

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,440 sqft  
Residential on 14.91 Acres

NONE, Rural, Saskatchewan

Nestled on 14.91 acres of picturesque land south of Lloydminster along the Lone Rock Grid, this property offers a harmonious blend of country living and modern comforts. The 1440 square foot home boasts three bedrooms, providing ample space for relaxation and rest. A well-appointed bathroom ensures convenience, while the double detached garage offers shelter for vehicles and storage needs. For those with a passion for tinkering or working on projects, a substantial 40x60 shop stands ready to accommodate various endeavours. Additional sheds and a barn further enhance the property's functionality, providing room for equipment, tools, or livestock. Inside, the heart of the home lies in its spacious kitchen, adorned with plentiful cabinets that cater to storage needs with ease. The large dining area not only offers a place for meals but also connects seamlessly to the outdoor deck, perfect for al fresco dining or simply soaking in the serene surroundings. The living room, complemented by an adjacent den, provides a cozy retreat for relaxation or entertainment. Convenience meets efficiency with main floor laundry facilities, streamlining daily chores. Outdoor amenities include a 20x40 garage, ensuring ample space for vehicles or additional storage needs. The property also features a dugout for water access, a 150 foot well with ample water, essential for maintaining the land's vitality. Barns with accompanying corrals add versatility, making



this acreage suitable for various agricultural pursuits or hobby farming ventures. With its blend of functional spaces, rural charm, and modern conveniences, this acreage on the Lone Rock Grid presents a unique opportunity to embrace a lifestyle that combines tranquility with practicality. At this price you are paying for the land and getting everything else included. Home needs a lot of TLC but it's all about the land!

Built in 1959

### **Essential Information**

MLS® #	A2127294
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	14.91
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	Sw 18-47-27-w3m
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1K0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Electric Stove, Washer/Dryer
Heating	Forced Air, Oil
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	April 29th, 2024
Days on Market	316
Zoning	ACR

## Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.