

# \$659,900 - Ne 34-46-26-w3, Rural

MLS® #A2169584

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 47.00 Acres

NONE, Rural, Saskatchewan

Over \$20,000. in RECENT UPGRADES with no Price Increase! (Natural gas Furnace, hot water tank, Central vac, LED yard lights, New household regulator, Under Mount LED lights around house with phone app to change, SK. Power transfer switch in case power goes out and more!)Peaceful, Easy Feeling! This is one of those "See it to believe it" acreages!

Located just South of Lashburn this 47 acre parcel has just been subdivided and is a perfect set up if you have horses as there's a 7' high steel tubing fence or just want to get away from it all. The amount of natural trees and planted trees on this acreage will amaze you. When you drive up you'll see right away the care and attention to detail as most trees/buildings are trimmed around and the yard is fantastic. There's actually one point high on the hill where you can see both Lashburn and Lloydminster. Looking for shop space this place has it. There's a 48' x 76' quonset with new O/H electric door, a 30' x 40' Heated shop that also has a new O/H electric door, plus you still get an attached garage! Now to the rest of the house...it's been completely re-done top to bottom, with new siding, shingles, windows, flooring, paint, bathrooms and more. Youâ€™™ll love the classy easy care vinyl plank flooring which adorns most of the house. This home has an amazing kitchen! It has tons of new cabinets, new quartz counter tops and a huge island, also with new quartz counter tops. The ensuite bathroom is huge and has a gorgeous shower



and walk-in closet. The living room lets in the sunshine as its South facing and gives you a great view of your new property. Downstairs has an enormous family room, 2 more bedrooms and an updated bathroom. All this and there's even a new well, septic tank and pump out, central air conditioning and \$4,500 @ year in oil revenue! Make sure to take a look at the 3-d tour.

Built in 1972

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2169584                         |
| Price          | \$659,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,386                            |
| Acres          | 47.00                            |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | Ne 34-46-26-w3 |
| Subdivision | NONE           |
| City        | Rural          |
| County      | Saskatchewan   |
| Province    | Saskatchewan   |
| Postal Code | S0M 1H0        |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Central Air Conditioner, Garburator, Garage Control(s), Range Hood |
| Heating      | Forced Air                                                                                                                  |
| Cooling      | Central Air                                                                                                                 |
| Has Basement | Yes                                                                                                                         |
| Basement     | Finished, Full                                                                                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2024 |
| Days on Market | 231               |
| Zoning         | .                 |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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