\$389,500 - 31001 Hwy 40, Neilburg

MLS® #A2219745

\$389,500

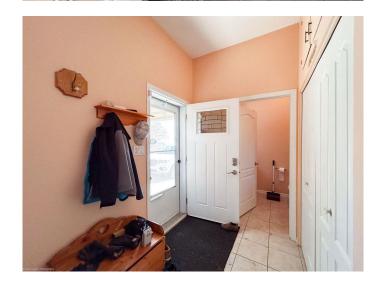
5 Bedroom, 4.00 Bathroom, 1,515 sqft Residential on 9.88 Acres

NONE, Neilburg, Saskatchewan

Peaceful Prairie Living Meets Practical Comfort. Welcome to your dream acreage just minutes west of Neilburg, SK! This beautifully maintained 9.88-acre property offers the perfect balance of privacy, space, and convenienceâ€"with pavement right to your driveway and a well-kept 1,515 sq ft bungalow nestled among mature treeline. The exterior of the home showcases great curb appeal with updated vinyl siding, newer vinyl windows, and a large deck perfect for relaxing or entertaining. Surrounded by mature trees and beautifully landscaped front and back yards, the property offers privacy and space in a peaceful setting. Inside, the home features a spacious and functional layout with custom blinds and stylish vinyl plank flooring throughout the main level. The large kitchen and dining area includes a built-in hutch, ideal for hosting family meals and gatherings. A bright west-facing living room fills with natural light, while three generous bedrooms provide plenty of space, including a primary suite with its own 2-piece ensuite. You'II also find a full 4-piece bathroom and a convenient 2-piece bath and laundry just off the side entry. Downstairs offers even more space to stretch out, with two additional large bedrooms, a 3-piece bathroom, a massive family room, and a bonus storage room. Key updates include a new furnace in 2022 and hot water heater in 2023â€"move in and enjoy peace of mind. Outside, you'II love the breezeway that leads to the detached double







garage, and a 40' x 100' quonset with a heated workshop. There's also a shed, garden space, and a huge gravel lot ideal for equipment, RVs, or guest parking. Living here means enjoying the charm and amenities of Neilburgâ€"just a short drive away. This vibrant community offers a Kâ€"12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. Families will love the nearby library, museum, and active community centre, while the surrounding countryside is perfect for those seeking fresh air and wide-open space. This is more than a homeâ€"it's a lifestyle. Book your showing today and see what peace rural living can really offer! Adjacent 307 acres of Farmland also available through the same vendor.

Built in 1980

Essential Information

MLS® # A2219745 Price \$389,500

Bedrooms 5
Bathrooms 4.00
Full Baths 2
Half Baths 2

Square Footage 1,515
Acres 9.88
Year Built 1980

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 31001 Hwy 40

Subdivision NONE
City Neilburg

County Saskcatchewan
Province Saskatchewan

Postal Code S0M 0B3

Amenities

Parking Additional Parking, Double Garage Detached, Gravel Driveway,

Insulated

of Garages 2

Interior

Interior Features Central Vacuum, Laminate Counters, Vinyl Windows

Appliances Dryer, Gas Water Heater, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees,

No Neighbours Behind, Treed

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Wood

Additional Information

Date Listed May 9th, 2025

Days on Market 11
Zoning ACR

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.