

# \$399,900 - Pt Ne 35-50-28 W3, Rural

MLS® #A2261695

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,573 sqft

Residential on 4.95 Acres

NONE, Rural, Saskatchewan

This is the opportunity you have been waiting for- escape the city life to acreage living with a short

commute to the country- Lloydminster school division. his 1573 square foot home with 30 by 50

detached shop is ready for new owners. You will love the mature trees and the open space that is

available to you the moment you come and view this home ! This home has two furnaces- one replaced

2 years ago and the other approx. 14 years ago. The home is heated with natural gas heat, and the shop

is heated with propane. There is lots of room to stretch your legs in this home- a total of 4 bedrooms

and 2 bathrooms with large main level living room and nice sized kitchen and dining and kitchen area.

This home was originally built in 1962 and an addition was completed in 1977- you will not find better

value in the acreage market this close to Lloydminster- less than a few minutes and you are in the Tim

Hortons drive thru- located on 4.95 acres, this property would work well for kids' quads and dirt bikes,

or erect some fences and have a few horses.

Very nice property that is unmatched in this price range

within a short commute to the city.



Built in 1977

## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2261695                              |
| Price          | \$399,900                             |
| Bedrooms       | 4                                     |
| Bathrooms      | 2.00                                  |
| Full Baths     | 2                                     |
| Square Footage | 1,573                                 |
| Acres          | 4.95                                  |
| Year Built     | 1977                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | 3 Level Split, Acreage with Residence |
| Status         | Active                                |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | Pt Ne 35-50-28 W3 |
| Subdivision | NONE              |
| City        | Rural             |
| County      | Saskatchewan      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0Y7           |

## Amenities

|         |                              |
|---------|------------------------------|
| Parking | Parking Pad, Gravel Driveway |
|---------|------------------------------|

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                    |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Unfinished, Partial                                                            |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Garden, Lawn, Rectangular Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 8                 |
| Zoning         | ACR               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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