

\$479,900 - Pt Sw 29-49-26-w3m, Rural

MLS® #A2262214

\$479,900

4 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 2.45 Acres

NONE, Rural, Saskatchewan

This is an acreage youâ€™ll want to see!
Nestled on 2.45 beautifully maintained acres just minutes from Lloydminster, this property has everything you need for country living with the convenience of town nearby.

The immaculate yard is a true highlight, featuring a large garden, mature trees, a chicken coop, a barn fenced for your animals, and plenty of space for a few cows or chickens. Youâ€™ll also find large storage sheds and a 24x26 heated double detached garage, perfect for projects or extra storage. Relax with your morning coffee on the east-facing covered deck while you take in the peaceful surroundings.

Inside, this well-cared-for home offers over 1,300 sq. ft. on the main floor, with a thoughtful layout designed for family living. The primary bedroom includes its own 2-piece ensuite and is set apart from the other two bedrooms for added privacy. A bright, spacious kitchen and dining area make hosting large gatherings a breeze. A unique floor plan with basement access from both ends of the house adds convenience. The home has seen updates including new flooring installed, adding a fresh touch throughout. Downstairs, enjoy a large family room with a cozy gas fireplace, a bar for entertaining, a 4th bedroom, and a full bathroom.

Additional features include:

All appliances included

24x26 heated garage



New septic system installed 6 years ago
Bus service to Marshall School
This is a property where memories are made—family-friendly, move-in ready, and set up for your hobby farm dreams.
?? Don't miss this rare opportunity—acres like this are hard to find!

Built in 1975

Essential Information

MLS® #	A2262214
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	2.45
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	Pt Sw 29-49-26-w3m
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Gravel Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Bar
Appliances	Bar Fridge, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground
Lot Description	Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	4
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.