

# \$329,900 - 52404 Rge Rd 3262, Rural

MLS® #A2173409

## \$329,900

2 Bedroom, 2.00 Bathroom, 1,347 sqft  
Residential on 6.90 Acres

NONE, Rural, Saskatchewan

This unique property offers endless opportunities! Situated on 6.9 acres with some fencing done for animals with automatic watering bowls, lots of trees for shelter and chokecherry and Saskatoon bushes. The home was built in 2002 and the basement walk-out level is 30x40 garage that is currently set up as a barn. On this level you'll also find a 2 piece bathroom and 2 storage rooms. The main floor of the home offers spectacular views and an open concept great room with vaulted ceilings, hardwood flooring, custom hickory wood cabinetry and a wood stove. There are 2 bedrooms and a full bathroom. You'll also find a flex space adjacent to the main area with the laundry, storage and is perfectly set up for a home business, office, additional family room, play room, yoga space, etc. This property is located only 10 km from Paradise Hill and 45 km from Lloydminster.

Built in 2002



## Essential Information

MLS® #	A2173409
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,347
Acres	6.90

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	52404 Rge Rd 3262
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2G0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Drive Through, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Partial, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Reverse Pie Shaped Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 16th, 2024
Days on Market	246
Zoning	Ag

**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.