

# \$549,900 - 27225 Hwy 21, Rural

MLS® #A2217935

## \$549,900

4 Bedroom, 3.00 Bathroom, 1,956 sqft

Residential on 20.00 Acres

NONE, Rural, Saskatchewan

Welcome to this unique 20 acre property, offering a blend of historic charm and modern functionality. Set on a newly subdivided parcel, this 100 year old farmhouse features a spacious main floor primary suite with 4 piece bath, kitchen, formal dining room, living room and bright sunroom, as well as a large entry needed in the country! Upstairs you will find three additional bedrooms, and a 2-piece bath.

The basement has a family room, den or office, and a 3 piece bath, as well as the laundry and utilities. Equestrians will love the 70' X 160' indoor riding arena (with heat) with an attached 36' X 36' viewing and tack room, a 32' X 64' Barn for the animals and hay, and a 40' X 64' heated shop, ideal for an owner-operator or hobbyist looking for workspace, and a 24' X24' double garage (heated) complete the outbuildings. The land is cross fenced into numerous corrals, has a few outdoor waterers, the shop and riding arena both have heat in them. There is an outdoor riding ring, and hillside pasture. The home features newer PVC windows, furnace, air conditioning (both in 2024), as well as interior weeping tile added to the house. Relax on the covered back deck, or enjoy the secluded yard space. Whether you are looking to run a small horse operation, offer lessons, start or continue your home based business or simply enjoy a peaceful life in the country, this property offers flexibility and infrastructure to do it all.



Built in 1912

## Essential Information

MLS® #	A2217935
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,956
Acres	20.00
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

## Community Information

Address	27225 Hwy 21
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1M0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Vinyl Windows, Jetted Tub, Pantry, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement	Partial, Partially Finished
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## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Landscaped, Many Trees, Pasture
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	106
Zoning	CR

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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