# \$419,900 - 50474 Rge Rd 3212, Turtleford

MLS® #A2223011

## \$419,900

4 Bedroom, 3.00 Bathroom, 1,475 sqft Residential on 10.29 Acres

NONE, Turtleford, Saskatchewan

Peace, Privacy & Prairie Comfort â€" Just 8 Minutes from Turtleford. Nestled on 10.29 beautifully treed acres southwest of Turtleford, this 1,475 sq ft bungalow blends the charm of country living with the comfort of modern updates. Step inside to a completely refreshed main floor featuring an updated kitchen with newer cabinets, countertops, and appliances, plus a spacious pantry and convenient main floor laundry. The layout offers a bright and airy living room, three comfortable bedrooms, a full 4-piece bathroom, and a handy 2-piece bath just off the entryway. With 6" walls upstairs, you'll enjoy energy efficiency and solid construction throughout. Downstairs, the finished basement includes a cozy family room with a wood stove, a 3-piece bathroom, a large bedroom, and a bonus storage/office spaceâ€"plenty of room for relaxation or productivity. The exterior has seen a thoughtful facelift with vinyl siding, additional foam insulation, newer vinyl windows, and recently updated shingles (south side in 2020, north side in 2025). Enjoy peaceful evenings on the large deckâ€"with an optional ramp for accessibility. Outbuildings include a fully insulated 24' x 28' garage and several storage sheds, offering endless potential for hobbies, storage, or animals. Connected to reliable treated water from Turtleford's pipeline and with a septic tank replaced just two years ago, this property ensures ease of living with no reliance on a well. Located on a quiet dead-end road, this acreage offers unbeatable







privacy and a sense of calm that's hard to find. Whether you're looking to homestead, raise a family, or simply enjoy rural serenity, this is a place to truly call home.

#### Built in 1978

#### **Essential Information**

MLS® # A2223011 Price \$419,900

Bedrooms 4
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,475 Acres 10.29 Year Built 1978

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 50474 Rge Rd 3212

Subdivision NONE

City Turtleford

County Saskcatchewan
Province Saskatchewan

Postal Code S0M 2Y0

#### **Amenities**

Parking Double Garage Detached, Garage Faces Front, Gravel Driveway,

Insulated, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl

Windows

Appliances Dishwasher, Dryer, Electric Water Heater, Freezer, Microwave Hood

Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Baseboard, Electric

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Lawn, Low

Maintenance Landscape, Many Trees, Native Plants, No Neighbours

Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 161
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.