

**PT SE 28-49-27 W3 RM of Wilton
Rural, Saskatchewan**

MLS # A2235046



\$455,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,378 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	4.87 Acres		
Lot Feat:	Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-49-27-W3
Exterior:	Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: N/A

A Tranquil Retreat on Highway 16, just 4 miles East of Lloydminster, awaits your arrival. This inviting 1378 Sq Ft Bungalow, gracefully connected by a charming breezeway to a heated 25' X 31' garage, promises both comfort and convenience. Step inside to discover a thoughtfully designed layout that seamlessly blends practicality with style - from the convenient 2-piece bath off the back door to the well-appointed main floor laundry area boasting ample cabinets and counter space. The heart of this home lies in its expansive Kitchen/Dining Room adorned with stainless steel appliances that beckon culinary creativity. As you unwind in the cozy Living Room beside a crackling wood-burning fireplace, three tranquil Bedrooms await restful nights. Descend into the Basement Retreat where entertainment reigns supreme; here, an inviting Rec Room complete with a built-in Bar sets the stage for lively gatherings or peaceful solitude alike. Abundant storage solutions ensure clutter-free living while plumbing for an additional full bath hints at future possibilities. A 30' X 40' heated shop for those of you that like to tinker is one more benefit this acreage provides. Privacy while nestled amidst a well treed 4.87 acre surrounding offering easy access to amenities nearby, this property is more than just a house – it's an opportunity to embrace harmonious living tailored to your every need.