

NW 22-54-24-W3M
Rural, Saskatchewan

MLS # A2244299



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,230 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Gated, Gravel Driveway, RV		
Lot Size:	160.67 Acres		
Lot Feat:	Brush, Meadow, Underground Sprinklers, Wooded, Yard Lights		

Heating:	Fireplace(s), Forced Air, Pellet Stove, Propane, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-54-24-W3
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AGR/RES
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Generac UPS System for backup power

Scenic Acreage Retreat with Home, Heated Shop & Development Potential – Just 10 Miles North of Paradise Hill Welcome to your perfect blend of rural tranquility and functional living on this beautiful quarter section totaling 160.67 acres, located just 10 miles north of Paradise Hill. Whether you're looking for a private retreat, hobby farm, or a property with future development potential, this one checks all the boxes. At the heart of the property sits a well-maintained 1,230 sq. ft. home, double attached garage, featuring 4 bedrooms (2 up, 2 down) plus office down and a bright, open-concept floor plan. The spacious kitchen and dining area flow seamlessly into the oversized living room, highlighted by a cozy wood stove—perfect for chilly prairie evenings. A pellet wood stove in the fully renovated 2024 basement ensures year-round comfort. Major updates include 30-year shingles (2017) and a new hot water heater (2022) for peace of mind. Another peace of mind is the Generac UPS System that is the electrical backup when Sask Power goes down! Also included is a 48' x 40' heated shop, ideal for the serious hobbyist or business use. The shop is thoughtfully divided into a 32' x 40' bay and a 16' x 40' workshop, both individually heated by a mini gas boiler system. Additional features include a built-in compressor, workbenches, mounted racking and shelving, foam-insulated roofing, and fiberglass-insulated walls. Safety and convenience are top of mind with a septic alarm, low-temperature house alarm, and driveway alert system already installed. Outdoors, you'll find gently rolling terrain, ideal for horses, recreation, or hunting, with a natural spring running through the property. An additional 5.93-acre parcel has been subdivided for future development, or could easily be reintegrated into the main quarter. With potential for gravel resources, this land offers more than just

stunning views—it holds value for the future. Whether you're looking to live, work, or play off the beaten path, this versatile acreage offers space, privacy, and opportunity.