

46114 RR 3262
Rural, Saskatchewan

MLS # A2247817



\$614,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,641 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	38.99 Acres		
Lot Feat:	Few Trees, Front Yard, Lawn, Square Shaped Lot		

Heating:	Fireplace(s), Forced Air, Propane	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	10-46-26-W3
Exterior:	Mixed	Zoning:	Res/Agricultural
Foundation:	Combination	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

If you're looking for space & both inside and out & this 39.88 acre property between Neilburg and Lashburn might be the one. The home has evolved over the years: the original centre portion was built in the 1950s, with a major addition added in the '90s that brought in a spacious living room and kitchen with exposed beams. Another addition in 2005 by the current owners expanded the home again; this time to include a large primary suite with walk-in closet and a custom ensuite featuring a tiled shower and skylight. Plumbing and windows were updated in 2020 and the furnace is brand new as of 2023. Main floor laundry, one additional bedroom plus an office and a bright open flow between kitchen, dining and living areas round out the main level. Downstairs you'll find two more large bedrooms, a half bath and a cozy wood stove that keeps things comfortable on cooler days. Outside, the list of extras continues. There's a massive 50x130 foot shop with six 16' overhead doors (pull chain), 18' ceilings, a concrete floor, and its own bathroom & ideal for projects, parking, or anything you want to throw at it. In-floor heat is roughed in and there's a separate septic holding tank just for the shop. Next to the shop, a 30-amp breaker and a sink with hot/cold water make it perfect for an RV setup. There's also a second powered pad on the property where another RV is currently parked. Yard is set up for livestock, with some fencing, natural trees, and a well connected to two pumps & one running to the house and the other to the shop. School bus service is available to Neilburg. Whether you're after peace and quiet, a place to run your business, or just room to spread out & this one checks a lot of boxes!