

## SE 10-53-24W3 Blk/Par A, Plan# 101732363, Extension 12MLS # A2248372 Rural, Saskatchewan



# \$599,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	13.25 Acres		
<b>Lot Feat:</b>	Cleared, Front Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-53-24-W3
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Open Floorplan		

**Inclusions:** Water Treatment System

13.25 acres with a 1500 sq.ft. home and attached heated garage, plus two more heated garages and a shop. Enjoy peaceful acreage living in this one-owner well-maintained 3-bedroom, 2.5-bathroom home that sits on 13.25 acres just north of Paradise Hill, Saskatchewan. Surrounded by mature trees and plenty of green space, this property offers privacy, space, and versatility. Inside the home, you will find an open concept kitchen and living space - perfect for hosting family and friends. The kitchen has lots of cupboards and counter space, plus slide out shelving, and the view from the kitchen window covers most of the property including the main yard and driveway. This well thought out floor plan features a large family room, spacious bedrooms, three hallway closets, plus even more closets, and a 2-piece bathroom just off the garage entry. Downstairs is a very spacious family/games room with a pool table (included), a 3-piece bathroom, and a cold storage room. The windows and siding have been updated. The water and boiler heat system in the home has also been recently updated. Let's talk garages, shop, and yard. Attached to the home is a 30' x 30' double heated garage. There is also a second 30' x 30' detached heated garage and another 30' x 50' detached heated garage. Plus, a 60' x 40' shop with an attached office sits on the property. If you are looking for an acreage that has a quality home as well as yard space and shops to run a business out of, this could be the one. Call to view!