

# \$725,000 - 27471 17 Highway, Rural

MLS® #A2217346

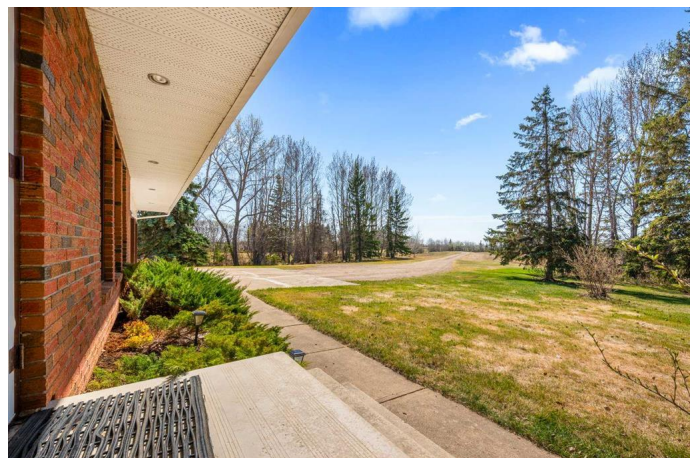
**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 55.98 Acres

NONE, Rural, Saskatchewan

Opportunities like this don't come along very often... A large acreage land area that is just under 56 acres in size with a large bungalow style home measuring 1467 square feet above grade located off paved roadway. You can literally be at the north side Tim Horton's drive through in 5 minutes from this property. When the leaves are out, you have a hard time even seeing this property from the roadway: set back to the eastern boundary of the parcel down a picturesque winding driveway you will find this immaculately cared for home and property. You will love the flexibility that comes with owning this property.. some fencing in place for a few horses, recreational opportunities for kids with motorbikes and quads, private mature yard site with lots of trees, approximately 45 acres of arable/cultivated acres that is a mixture of hay and crop land- have a few head of cattle and grow your own feed!! The property includes a 28' by 28' attached garage, a shop that measures 28' by 36'-heated with concrete floors and new shingles, a 16 by 20" and a 14' by 24' storage buildings, as well as a couple of other garden sheds This large bungalow has a large three bedrooms on the main floor with a large kitchen and dining area and a very large living room- the basement is fully developed with nan additional bedroom, large family room with wood burning fireplace, games area, den, 3-piece bathroom and large laundry room. Additional features: newer furnace in 2024, new roof on shed in the last year, some



plumbing upgrades in last year, appliances included, central vacuum and central air conditioning, back up generator and so much more.. NOTE: farm implements, tractor, mower can be purchased separately from the sale of the property. City of Lloydminster School Division.

Built in 1976

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217346                         |
| Price          | \$725,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,467                            |
| Acres          | 55.98                            |
| Year Built     | 1976                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 27471 17 Highway |
| Subdivision | NONE             |
| City        | Rural            |
| County      | Saskatchewan     |
| Province    | Saskatchewan     |
| Postal Code | S9V 0Y1          |

### Amenities

|              |                                                  |
|--------------|--------------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, Insulated |
| # of Garages | 2                                                |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating         | Forced Air, Natural Gas                                                                                                                       |
| Cooling         | Central Air                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                             |
| Fireplaces      | Wood Burning                                                                                                                                  |
| Has Basement    | Yes                                                                                                                                           |
| Basement        | Finished, Full                                                                                                                                |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Garden, Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Wood Frame                    |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 108           |
| Zoning         | Agricultural  |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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