

\$439,900 - Pt Ne 35-50-28 W3, Rural

MLS® #A2261695

\$439,900

4 Bedroom, 2.00 Bathroom, 1,573 sqft

Residential on 4.95 Acres

NONE, Rural, Saskatchewan

This is the opportunity you have been waiting for- escape the city life to acreage living with a short

commute to the country- Lloydminster school division. his 1573 square foot home with 30 by 50

detached shop is ready for new owners. You will love the mature trees and the open space that is

available to you the moment you come and view this home ! This home has two furnaces- one replaced

2 years ago and the other approx. 14 years ago. The home is heated with natural gas heat, and the shop

is heated with propane. There is lots of room to stretch your legs in this home- a total of 4 bedrooms

and 2 bathrooms with large main level living room and nice sized kitchen and dining and kitchen area.

This home was originally built in 1962 and an addition was completed in 1977- you will not find better

value in the acreage market this close to Lloydminster- less than a few minutes and you are in the Tim

Hortons drive thru- located on 4.95 acres, this property would work well for kids' quads and dirt bikes,

or erect some fences and have a few horses.

Very nice property that is unmatched in this price range

within a short commute to the city.



Built in 1977

Essential Information

MLS® #	A2261695
Price	\$439,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,573
Acres	4.95
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

Community Information

Address	Pt Ne 35-50-28 W3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 0Y7

Amenities

Parking	Gravel Driveway, Parking Pad
---------	------------------------------

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Garden, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	5
Zoning	ACR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.