

# **\$334,500 - 1-51119 Rge Rd 3272, Lloydminster**

MLS® #A2147405

## **\$334,500**

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 3.03 Acres

NONE, Lloydminster, Saskatchewan

Make your move! Here you find affordable country living on a beautifully treed and private 3.03-acre yard site with stunning views of the hills to the south from the included hot tub and gazebo, front deck or dining room. Only about a fifteen-minute drive from Lloydminster. A four bedroom, two bath home with updates inclusive of the metal roof, updated windows, vinyl siding, updated flooring, fresh white kitchen cabinetry with granite kitchen counter tops, tile backsplash and newly constructed pantry. The back entryway is sizable and gives a place to drop coats and boots with easy access to the main bathroom when working in the yard. The kitchen provides for plenty of counter space and views of the beautiful south yard. The dining and living area are expansive and offer direct access to the front deck and bright natural light from the large dining area window – any furniture placement would work here; it is a large flexible space. The basement is charming with wood paneling, antique lighting and a dry bar, dedicated laundry area, a fourth bedroom, utility area and the 6000-gallon cistern. This home also features a brand-new furnace and updated hot water tank. Outside, beyond the gorgeous south and west yard sites you will find a nicely organized yard with a heated 24x32 garage, heated 32x48 shop with 220V wiring, a 15x24 metal quonset, 12x16 shed as well as other older sheds. There is a well placed and established garden area. The land component is staked and marked, please note



that the current driveway is shared and an agreement for any use in the future will need to be agreed upon with the neighbouring landowner. Do not access this property or the driveways without a confirmed showing appointment with your Realtor®.

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2147405                         |
| Price          | \$334,500                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,060                            |
| Acres          | 3.03                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1-51119 Rge Rd 3272 |
| Subdivision | NONE                |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 1R8             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 8   |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking, RV Garage, Triple Garage Detached |
| # of Garages   | 8   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Dry Bar, Granite Counters, Pantry, Storage   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |

|              |  |
|--------------|--|
| Heating      | Floor Furnace, Forced Air, Natural Gas |
| Cooling      | None                                   |
| Has Basement | Yes                                    |
| Basement     | Partially Finished, See Remarks        |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard, RV Hookup   |
| Lot Description   | Front Yard, Garden, Gazebo, Gentle Sloping, Landscaped, Lawn, Many Trees, Private |
| Roof              | Metal   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2024 |
| Days on Market | 350            |
| Zoning         | COUNTRY RES    |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.