

# \$975,000 - Nw-05-54- 22-w3, Rural

MLS® #A2158478

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 7.85 Acres

NONE, Rural, Saskatchewan

Nestled on 7.85 acres just outside the welcoming community of St. Walburg, this 2008-built bungalow offers the perfect blend of country living and small-town charm. With over 1500 square feet of living space on the main floor, this home features 4 spacious bedrooms, 3 baths, and a walkout basement for additional comfort. The large west-facing front deck offers stunning sunset views, while the back deck overlooks a garden and plenty of room for outdoor activities. The property includes a heated 80x24 shop with a 1-ton crane, perfect for projects and storage.

St. Walburg, known for its vibrant community spirit and year-round recreation, is just minutes away. Enjoy easy access to local amenities, including shops, dining, and healthcare services, while being a stoneâ€™s throw from outdoor adventures like hunting, fishing, and nearby lakes?. With a deep 200-foot well delivering a 10 GPM flow rate, this acreage combines functionality with the peaceful lifestyle of Saskatchewan's Parkland region. Whether you're looking to garden, run a small hobby farm, or simply enjoy the open space, this property has it all.

Built in 2008

## Essential Information

MLS® # A2158478

Price \$975,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,531
Acres	7.85
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Nw-05-54- 22-w3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M2G0

### Amenities

Parking	Triple Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Breakfast Bar, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Private, Cleared, Few Trees, Garden, Greenbelt, Open Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 21st, 2024
Days on Market	239
Zoning	Acreage

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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