

\$389,900 - 31001 Hwy 40, Rural

MLS® #A2266189

\$389,900

5 Bedroom, 4.00 Bathroom, 1,515 sqft

Single Family on 9.88 Acres

N/A, Rural, Saskatchewan

Peaceful Prairie Living Meets Practical Comfort. Welcome to your dream acreage just minutes west of Neilburg, SK! This beautifully maintained 9.88-acre property offers the perfect balance of privacy, space, and convenience—with pavement right to your driveway and a well-kept 1,515 sq ft bungalow nestled among mature treeline. The exterior of the home showcases great curb appeal with updated vinyl siding, newer vinyl windows, and a large deck perfect for relaxing or entertaining. Surrounded by mature trees and beautifully landscaped front and back yards, the property offers privacy and space in a peaceful setting. Inside, the home features a spacious and functional layout with custom blinds and stylish vinyl plank flooring throughout the main level. The large kitchen and dining area includes a built-in hutch, ideal for hosting family meals and gatherings. A bright west-facing living room fills with natural light, while three generous bedrooms provide plenty of space, including a primary suite with its own 2-piece ensuite. You'll also find a full 4-piece bathroom and a convenient 2-piece bath and laundry just off the side entry. Downstairs offers even more space to stretch out, with two additional large bedrooms, a 3-piece bathroom, a massive family room, and a bonus storage room. Key updates include a new furnace in 2022 and hot water heater in 2023—move in and enjoy peace of mind. Outside, you'll love the breezeway that leads to the detached double



garage, and a 40' x 100' quonset with a heated workshop. There's also a shed, garden space, and a huge gravel lot ideal for equipment, RVs, or guest parking. Living here means enjoying the charm and amenities of Neilburg—just a short drive away. This vibrant community offers a K-12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. Families will love the nearby library, museum, and active community centre, while the surrounding countryside is perfect for those seeking fresh air and wide-open space. This is more than a home—it's a lifestyle. Book your showing today and see what peace rural living can really offer! (id:6289)

Built in 1980

Essential Information

Listing #	A2266189
Price	\$389,900
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Square Footage	1,515
Acres	9.88
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	31001 Hwy 40
Subdivision	N/A
City	Rural
Province	Saskatchewan
Postal Code	S0M0B3

Amenities

Features	No neighbours behind, Level
Parking	Detached Garage, Gravel
# of Garages	2

Interior

Appliances	Stove, Hood Fan, Window Coverings, Water Heater - Gas
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Lawn
Foundation	Wood

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER



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