

# \$327,500 - Blanchette Acreage, Battle River Rm No. 438

MLS® #SK010328

**\$327,500**

5 Bedroom, 3.00 Bathroom, 1,120 sqft

Single Family on 8.76 Acres

N/A, Battle River Rm No. 438, Saskatchewan

This move-in ready acreage offers peaceful country living just 20 minutes south of Battleford. Situated on 8.76 acres, this well-maintained, 1040 sqft bungalow, features a total of five bedrooms and three bathrooms, making it a great option for families looking for space, privacy, and a super functional layout. The main floor offers spacious mudroom right off the back door perfect for jackets, boots and bookbags! The renovated kitchen has modern cabinetry and brand new appliances including a gas range, along with bright, open living and dining areas that showcase stunning panoramic views of the North Saskatchewan River Valley. Step out onto the deck and enjoy some of the most breathtaking scenery in the area, sunrises, sunsets, and wide-open prairie skies. Recent upgrades include new windows and doors, newer shingles on both the house and detached garage, and a high-efficiency natural gas furnace in 2022. The property also features an attached double garage, a detached single garage, a barn, and additional outbuildings that provide excellent storage and utility space. Whether you're looking to raise a family in a rural setting or simply want to escape the pace of town while staying close to amenities, this acreage delivers comfort, charm, and unbeatable views in a quiet, private setting. Sound intriguing? Call your agent today to set up a showing on this great property! (id:6289)

Built in 1986



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | SK010328      |
| Price          | \$327,500     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Square Footage | 1,120         |
| Acres          | 8.76          |
| Year Built     | 1986          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Blanchette Acreage      |
| Subdivision | N/A                     |
| City        | Battle River Rm No. 438 |
| Province    | Saskatchewan            |
| Postal Code | S0M0E0                  |

## Amenities

|              |                                             |
|--------------|---------------------------------------------|
| Features     | Acreage, Treed, Irregular lot size, Rolling |
| Parking      | Detached Garage, Gravel, Parking Space(s)   |
| # of Garages | 1                                           |

## Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener remote(s), Storage Shed, Stove |
| Heating      | Natural gas Forced air                                                                                                  |
| # of Stories | 1                                                                                                                       |
| Has Basement | Yes                                                                                                                     |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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