

\$1,175,000 - Kingston Valley Acreage, Lumsden Rm No. 189

MLS® #SK014314

\$1,175,000

5 Bedroom, 3.00 Bathroom, 1,475 sqft
Single Family on 159.80 Acres

N/A, Lumsden Rm No. 189, Saskatchewan

The Kingston Valley Acreage â€” 159.88 acres with a private yard site nestled into the valley located in the desirable Lumsden and Craven, SK area within commuting distance to Regina! The land features a diverse mix of crop land (currently sown to tame hay), pasture land, and a beautiful valley with a creek that holds water year-round flowing through the land and yard providing endless potential for a future owner! The land has perimeter fence and cross fencing. Drive along the slagged laneway with beautiful elm trees on each side to get to the private yard site. At first glance it is evident that this acreage has been meticulously maintained by the current owner. The 1,475 sq. ft. 5 bed, 3 bath home with a finished basement and 2-car attached & heated garage provides ample living space and has had several upgrades over the years. Notable features of the house include two decks, built-in fireplace, oak finishes, main floor laundry, nat gas bbq hookup, reverse osmosis system, separate entry to the basement from the garage & more! There have been several recent upgrades to the house (contact agent for a complete list). The yard is well equipped for the acreage/ranch lifestyle and includes a 32â€™x24â€™ shop (heated and insulated with concrete floor), 35â€™x28â€™ pole shed, 37â€™x61â€™ character barn, 8â€™x10â€™ tack room/shed (heated/insulated), 8â€™x8â€™ garden shed,



6â€™x8â€™ storage shed. There is also a beautiful garden and fire pit area. The owner previously ran a ranch from the property. There are numerous potential uses for a unique property like this! Services to the property include Nat Gas, Power, Well Water, Septic Tank with Surface Discharge. Donâ€™t let this opportunity pass, book a showing today! (id:6289)

Built in 1996

Essential Information

Listing #	SK014314
Price	\$1,175,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,475
Acres	159.80
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Kingston Valley Acreage
Subdivision	N/A
City	Lumsden Rm No. 189
Province	Saskatchewan
Postal Code	S0G3C0

Amenities

Features	Acreage, Treed, Balcony, No bush
Parking	Attached Garage, Gravel, Heated Garage, Parking Space(s), RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Satellite Dish, Dishwasher, Dryer, Microwave, Freezer, Window Coverings, Garage door opener remote(s), Hood Fan, Storage Shed, Stove
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Heating	Natural gas Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features Lawn, Garden Area

Listing Details

Listing Office Sheppard Realty



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