

# \$325,000 - Melville Acreage, Melville

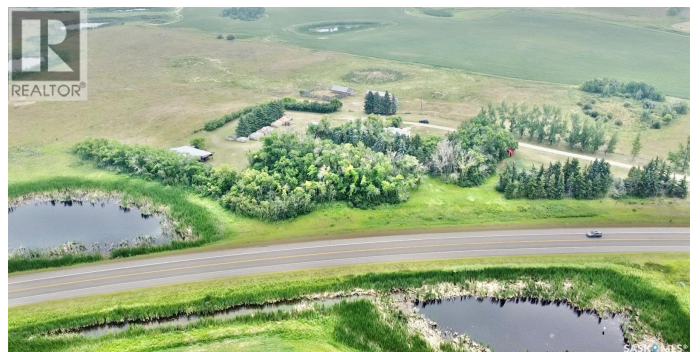
MLS® #SK015144

**\$325,000**

2 Bedroom, 1.00 Bathroom, 892 sqft  
Single Family on 84.49 Acres

N/A, Melville, Saskatchewan

Welcome to a rare and remarkable opportunity ... 84.49 acres of peace and privacy tucked just one minute outside downtown Melville. Remarkably, this property is actually located within the city limits, offering the benefits of municipal access while feeling every bit like a country retreat. With its mature trees, wide-open space, and tranquil setting, youâ€™d never know the city was so close. At the heart of the property sits a well-kept two-bedroom, one-bathroom home, surrounded by towering trees and open skies. The interior offers a bright and functional layout with newer mechanicals, including an upgraded furnace and hot water heater. The full basement is undeveloped, waiting for your personal touch â€“ whether thatâ€™s storage, a workshop, or added living space. What truly sets this property apart is the incredible infrastructure and agricultural potential already in place. A large barn offers a commanding presence and endless possibilities, whether for livestock, equipment storage, or conversion into a unique event or work space. A detached garage and a spacious pole shed expand your options further - perfect for tools, toys, or tinkering. There are approximately 63 cultivated acres of grass, some fencing already in place, and permanent water on the land, making this an ideal setup for pasture, haying, or hobby farming. Whether youâ€™re looking to establish a homestead, explore agricultural ventures, or simply enjoy the quiet freedom of country living with the city just



around the corner, this property delivers space, potential, and a location thatâ€™s hard to beat. (id:6289)

Built in 1961

**Essential Information**

Listing #	SK015144
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Square Footage	892
Acres	84.49
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	Melville Acreage
Subdivision	N/A
City	Melville
Province	Saskatchewan
Postal Code	S0A2P0

**Amenities**

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

**Interior**

Appliances	Washer, Refrigerator, Dryer, Stove
Heating	Propane Forced air
# of Stories	1

**Exterior**

Exterior Features	Lawn, Garden Area
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**Listing Details**

Listing Office

Coldwell Banker Local Realty



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