

\$625,000 - Eberle Acreage, Nipawin Rm No. 487

MLS® #SK016075

\$625,000

3 Bedroom, 3.00 Bathroom, 2,500 sqft

Single Family on 13.00 Acres

N/A, Nipawin Rm No. 487, Saskatchewan

Welcome to the Eberle acreage! It is nicely situated in a prime location near Tobin Lake Resort (10 kms), Gingera Resort (2 kms) as well as the town of Nipawin (19 kms). This one of a kind acreage offers a rare opportunity for a variety of uses including as a vacation paradise, farm operation, or a serene residential retreat. The price for this acreage includes an approximately 13 acres of a well manicured subdivision, to be completed, along with this beautiful 2500 sqft, 2 story home. This house has impressive curb appeal on the exterior and high end finishing on the interior. There are 3 bedrooms, 3 bathrooms as well as an attached heated 2 car garage. There are large entrances for your convenience and central air for your comfort. The building is set on an ICF foundation with a stucco exterior and high roof lines for great appeal. Sit on one of the decks with your morning coffee or bbq for your guests! The views of the beautiful yard are amazing! Amenities abound with an 18 x 60 heated shop complete with mezzanine, washroom, laundry hook-ups, a concrete floor, powered by ample electrical service and featuring an overhead door. Adjacent is a 40 x 60 attached cold storage building standing 20 feet high, equipped with a sliding door, plus an 18 x 60 cold storage lean-to with another sliding door. Full RV hook-ups, including 30-amp power, cater to outdoor enthusiasts. Further enhancing the property's appeal are additional amenities like a 28 x 40 storage building, perfect for smaller equipment and



toys. This property has a 52 ft well that services the house and shop, as well as septic with pump out at the house and shop. There are two beautiful garden spaces too. There are too many amenities on this property to mention. The owners will sell the whole farm package which includes 184 (approx) acres of quality farmland to bring the total acreage to 200 acres (approx). 184 acres of this land is currently rented. There are many options available on this property! (id:6289)

Built in 1997

Essential Information

Listing #	SK016075
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,500
Acres	13.00
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	Eberle Acreage
Subdivision	N/A
City	Nipawin Rm No. 487
Province	Saskatchewan
Postal Code	S0E1E0

Amenities

Features	Treed, Wheelchair access, Balcony
Parking	Attached Garage, Gravel, Heated Garage, Parking Space(s), RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Satellite Dish, Dishwasher, Dryer, Microwave,
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	Window Coverings, Garage door opener remote(s), Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
Fireplaces	Electric,Gas
# of Stories	2

Exterior

Exterior Features Lawn, Garden Area

Listing Details

Listing Office Royal LePage Renaud Realty



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