

\$499,000 - 8241 3184 Range Road, Shaunavon

MLS® #SK020872

\$499,000

4 Bedroom, 3.00 Bathroom, 2,331 sqft

Single Family on 9.96 Acres

N/A, Shaunavon, Saskatchewan

Discover the perfect blend of country living and business potential with this exceptional 9.96-acre property located adjacent to the town of Shaunavon. Designed to accommodate both family life and entrepreneurial ventures, this acreage offers a rare combination of comfort, space, and functionality. The 1916 two-storey character home exudes timeless charm while offering all the modern conveniences. The well-appointed kitchen features abundant cabinetry, a built-in dishwasher, microwave hood fan, and French door refrigerator. Just off the kitchen, a custom oak office with built-in cabinetry and desk provides the ideal space for working from home. The living room is warm and inviting, with a vaulted ceiling and hardwood floors. The main floor also includes two spacious bedrooms, a full 4-piece bathroom, and a dedicated laundry area with storage. Upstairs, the second floor is set up as a self-contained revenue suite, featuring a galley-style kitchen and dining area, a large living room with sweeping views of the town, two bedrooms, a full bath, and a laundry room with additional storage. The lower level of the home is designed for relaxation and entertainment with a massive games room, a den complete with a full wet bar, a 4-piece bath, and extensive workspace and storage areas. For those seeking business-ready facilities, the outbuildings are exceptional. The main shop measures 66' x 100', including an 81' x 48' heated bay with floor drains,



welding and workbench areas, and a separate radiator repair room. The shop is fully equipped with hot and cold running water, sewer service, multiple 30- and 50-amp electrical plugs, two bathrooms, and a break room. A mezzanine level provides additional office and parts storage space. The 55â€™™ x 31â€™™ north addition houses a used-oil burner system that operates the in-floor radiant heat for the buildings. Two additional cold storage buildings offer more versatility.

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Built in 1916

Essential Information

Listing #	SK020872
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,331
Acres	9.96
Year Built	1916
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	8241 3184 Range Road
Subdivision	N/A
City	Shaunavon
Province	Saskatchewan
Postal Code	S0N2M0

Amenities

Features	Acreage, Treed, Irregular lot size, Double width or more driveway, Sump Pump
Parking	Detached Garage, Heated Garage, Parking Pad, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Freezer, Garburator, Window Coverings, Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features Lawn

Listing Details

Listing Office Access Real Estate Inc.



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