

\$284,500 - Sweetgrass Acreage, Sarnia Rm No. 221

MLS® #SK987310

\$284,500

4 Bedroom, 2.00 Bathroom, 1,520 sqft
Single Family on 79.75 Acres

N/A, Sarnia Rm No. 221, Saskatchewan

Discover the Sweetgrass Acreage, your perfect opportunity to establish a homestead and embrace a self-sufficient lifestyle. Just 5 minutes from Holdfast, this property offers convenient bus service to K-12 schools while allowing you to enjoy local amenities. Spanning 80 acres of prime residential and agricultural land in the RM of Sarnia, it's also near Last Mountain Lake, perfect for leisurely boating and fishing. The property features a dugout, a creek in the east pasture, and the potential to harvest 80-100 bales annually for income, making it ideal for livestock. A 20'—20' sweetgrass patch presents a fantastic business opportunity for crafters! The yard is adorned with 400 one-year-old trees, an established raspberry patch, saskatoon bushes, and rhubarb. Storage is ample with a shipping container, a pump house, a garden area, and two chicken coops, each capable of housing around 100 chickens for profit or pest control. The front includes a carport and a 350-gallon rain cistern. Inside, the spacious 1500+ sq ft home features an open-concept living area with a bright eat-in kitchen at its center. The primary bedroom boasts a walk-in closet and a four-piece en suite, complemented by three additional bedrooms, each equipped with gas heaters, and a main four-piece bath. Wall-mounted gas heaters ensure affordable and reliable heating, even during power outages. There's also a backup generator for emergencies. A dedicated laundry room with a



gas dryer adds to the practicality. With an updated 3000kw solar system, utility costs are kept very low. If you dream of self-reliance amidst the serene prairies, this is the home for you! (id:6289)

Built in 2012

Essential Information

Listing #	SK987310
Price	\$284,500
Bedrooms	4
Bathrooms	2.00
Square Footage	1,520
Acres	79.75
Year Built	2012
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	Sweetgrass Acreage
Subdivision	N/A
City	Sarnia Rm No. 221
Province	Saskatchewan
Postal Code	S0G2H0

Amenities

Features	Acreage
Parking	None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dryer, Microwave, Freezer, Window Coverings, Storage Shed, Stove
Heating	Natural gas Forced air

Listing Details

Listing Office	Realty Executives Diversified Realty
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