\$699,900 - 27471 17 Highway, Rural

MLS® #A2217346

\$699,900

4 Bedroom, 3.00 Bathroom, 1,467 sqft Residential on 55.98 Acres

NONE, Rural, Saskatchewan

Opportunities like this don't come along very often... A large acreage land area that is just under 56 acres in size with a large bungalow style home measuring 1467 square feet above grade located off paved roadway. You can literally be at the north side Tim Horton's drive through in 5 minutes from this property. When the leaves are out, you have a hard time even seeing this property from the roadway: set back to the eastern boundary of the parcel down a picturesque winding driveway you will find this immaculately cared for home and property. You will love the flexibility that comes with owning this property.. some fencing in place for a few horses, recreational opportunities for kids with motorbikes and quads, private mature yard site with lots of trees, approximately 45 acres of arable/cultivated acres that is a mixture of hay and crop land- have a few head of cattle and grow your own feed!! The property includes a 28' by 28' attached garage, a shop that measures 28' by 36'-heated with concrete floors and new shingles, a 16 by 20" and a 14' by 24' storage buildings, as well as a couple of other garden sheds This large bungalow has a large three bedrooms on the main floor with a large kitchen and dining area and a very large living room- the basement is fully developed with nan additional bedroom, large family room with wood burning fireplace, games area, den, 3-piece bathroom and large laundry room. Additional features: newer furnace in 2024, new roof on shed in the last year, some







plumbing upgrades in last year, appliances included, central vacuum and central air conditioning, back up generator and so much more.. NOTE: farm implements, tractor, mower can be purchased separately from the sale of the property. City of Lloydminster School Division.

Built in 1976

Essential Information

MLS® # A2217346 Price \$699,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,467 Acres 55.98 Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 27471 17 Highway

Subdivision NONE City Rural

County Saskcatchewan Province Saskatchewan

Postal Code S9V 0Y1

Amenities

Parking Double Garage Attached, Heated Garage, Insulated

of Garages 2

Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine

Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Lawn, Rectangular Lot, Treed, Garden

Roof Asphalt Shingle

Construction Wood Frame, Brick

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 185

Zoning Agricultural

Listing Details

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.