# \$149,900 - 201 3 Avenue E, Neilburg

MLS® #A2221876

## \$149,900

4 Bedroom, 2.00 Bathroom, 988 sqft Residential on 0.24 Acres

NONE, Neilburg, Saskatchewan

Charming, updated, and full of potentialâ€"welcome to this 988 sq ft raised bungalow, ideally situated on a massive 10,000+ sq ft corner lot in the friendly community of Neilburg, SK. Located next to a beautiful park and just across from a local store, this home offers incredible convenience, space, and small-town charm. Originally built in 1985, the home has seen significant exterior upgrades including vinyl siding, vinyl windows, and a durable metal roofâ€"all completed between 2010â€"2011â€"offering peace of mind for years to come. Inside, you'II find a bright and spacious main floor with large windows, custom blinds, a generous kitchen, and a beautifully refreshed 4-piece bathroom featuring a tiled tub/shower. The layout includes 4 bedrooms (2 up, 2 down), 2 full bathrooms, and a large main floor mudroom/laundry area that adds both function and flexibility. The basement offers a ton of potential with oversized windows that let in natural lightâ€"ideal for comfortable family living. Additional features include central air conditioning, central vac, updated flooring in some areas, and a newer water heater (2020). And let's not forget the community! Neilburg is a vibrant village that punches well above its weightâ€"offering a Kâ€"12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. With recreational facilities, a library, community hall, and strong local spirit, Neilburg is a place where neighbors know







each other and families thrive. This is more than a houseâ€"it's a home in a community you'II love. Come see the value and opportunity for yourself!

#### Built in 1985

#### **Essential Information**

MLS® # A2221876 Price \$149,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2
Square Footage 988
Acres 0.24
Year Built 1985

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 201 3 Avenue E

Subdivision NONE
City Neilburg

County Saskcatchewan Province Saskatchewan

Postal Code S0M 2C0

#### **Amenities**

Parking Spaces 4

Parking Pad, Concrete Driveway

#### Interior

Interior Features Central Vacuum, Laminate Counters, No Smoking Home, Vinyl Windows Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Central Air Conditioner, Electric Cooktop, Electric

Oven, Gas Water Heater, Stove(s)

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Many Trees, Low

Maintenance Landscape, Rectangular Lot

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 173

Zoning RES

# **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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.