

# \$574,900 - 326506 Twp Rd 500a, Rural

MLS® #A2225750

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 5.49 Acres

NONE, Rural, Saskatchewan

Price Reduction! Now even a better value!  
Super Saskatchewan Acreage! This is the one you've been waiting for! Located only 12 kms from Lloydminster and paved basically all the way! This 5.49 acre parcel is in the perfect location because it's very private and gives you some great views. The acreage features lots of grass surrounded by trees and the professionally compacted yard is a real plus. This classic 4 level split home has 4 bedrooms and 2 baths with lots of upgrades including windows, stucco siding, some new flooring, some new paint and more. A large deck gives you more of that great view and there's easy access to it from the dining area. Large South facing windows will bathe you in sunshine from the living room and lower relaxing room that even has a gas fireplace. The house has an oversized heated double garage with outside access doors front and back. And if you need shop space this has it! The newer shop measures just over 1,900 SF and the original shop is just over 2,000 SF. Both shops are heated with newer Reznor heaters. There was a new well in 2010 and new septic in 2020. Check out the 3D tour and book a real tour today!

Built in 1979

## Essential Information

MLS® #                   A2225750

Price                     \$574,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,022
Acres	5.49
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### **Community Information**

Address	326506 Twp Rd 500a
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Storage
Appliances	Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
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Lot Description	Back Yard, Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	66
Zoning	CR

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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