

# \$329,900 - 52404 Rge Rd 3262, Rural

MLS® #A2240657

## \$329,900

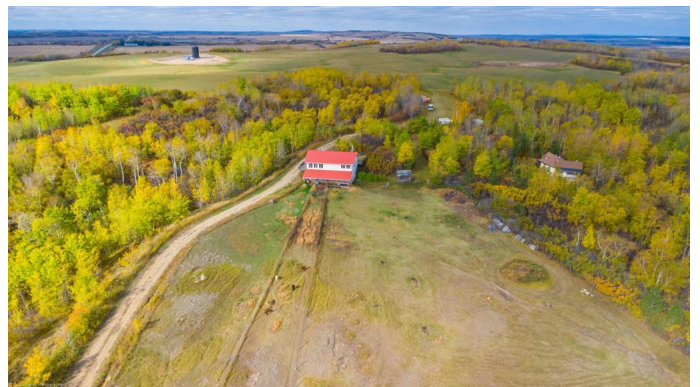
2 Bedroom, 2.00 Bathroom, 1,347 sqft

Residential on 6.90 Acres

NONE, Rural, Saskatchewan

This unique property offers endless opportunities! Situated on 6.9 acres with some fencing done for animals with automatic watering bowls, lots of trees for shelter and chokecherry and Saskatoon bushes. The home was built in 2002 and the basement walk-out level is 30x40 garage that is currently set up as a barn. On this level you'll also find a 2 piece bathroom and 2 storage rooms. The main floor of the home offers spectacular views and an open concept great room with vaulted ceilings, hardwood flooring, custom hickory wood cabinetry and a wood stove. There are 2 bedrooms and a full bathroom. You'll also find a flex space adjacent to the main area with the laundry, storage and is perfectly set up for a home business, office, additional family room, play room, yoga space, etc. This property is located only 10 km from Paradise Hill and 45 km from Lloydminster.

Built in 2002



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240657  |
| Price          | \$329,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,347     |
| Acres          | 6.90      |

|            |                                  |
|------------|----------------------------------|
| Year Built | 2002                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 52404 Rge Rd 3262 |
| Subdivision | NONE              |
| City        | Rural             |
| County      | Saskatchewan      |
| Province    | Saskatchewan      |
| Postal Code | S0M 2G0           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 10                                                     |
| Parking        | Double Garage Attached, Drive Through, Gravel Driveway |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s) |
| Appliances        | Gas Stove, Range Hood, Refrigerator, Washer/Dryer              |
| Heating           | In Floor, Propane                                              |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Wood Burning Stove, Great Room                                 |
| Has Basement      | Yes                                                            |
| Basement          | Exterior Entry, Partial, Walk-Out                              |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                             |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Reverse Pie Shaped Lot |
| Roof              | Metal                                                                      |
| Construction      | Vinyl Siding                                                               |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | Ag              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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