

# \$674,900 - 17 Greenway Drive, Rural

MLS® #A2211445

**\$674,900**

4 Bedroom, 4.00 Bathroom, 2,141 sqft

Residential on 12.69 Acres

NONE, Rural, Saskatchewan

Enjoy the best of country living on this beautiful 12-acre property just minutes from Lloydminster. This charming 2-storey, 2,141 sq ft home offers space, comfort, and functionality with 4 bedrooms, 4 bathrooms, a cozy living room with wood-burning fireplace, and a spacious kitchen with central island.

You'll love the large dining area for gatherings, main-floor office, powder room, and convenient laundry. Upstairs features three generously sized bedrooms and a private primary suite, while the fully finished basement includes in-floor heat, a family room, den, and extra bathroom.

Outside, relax and unwind in the hot tub, tucked away for privacy and perfect for starry nights. The heated, in-floor garage adds even more storage and workspace options.

A perfect blend of serenity and convenience—this property is acreage living at its best!

Built in 2008

## Essential Information

MLS® #	A2211445
Price	\$674,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,141
Acres	12.69
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	17 Greenway Drive
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 1W1

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Geothermal
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Rain Barrel/Cistern(s)
Lot Description	Garden, Lawn, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Foundation                    ICF Block

**Additional Information**

Date Listed                    April 11th, 2025  
Days on Market                31  
Zoning                            R1

**Listing Details**

Listing Office                   MUSGRAVE AGENCIES

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