

# \$445,000 - Pt Se 28-49-27 W3 Rm Of Wilton, Rural

MLS® #A2235046

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,378 sqft

Residential on 4.87 Acres

NONE, Rural, Saskatchewan

A Tranquil Retreat on Highway 16, just 4 miles East of Lloydminster, awaits your arrival. This inviting 1378 Sq Ft Bungalow, gracefully connected by a charming breezeway to a heated 25' X 31' garage, promises both comfort and convenience. Step inside to discover a thoughtfully designed layout that seamlessly blends practicality with style - from the convenient 2-piece bath off the back door to the well-appointed main floor laundry area boasting ample cabinets and counter space. The heart of this home lies in its expansive Kitchen/Dining Room adorned with stainless steel appliances that beckon culinary creativity. As you unwind in the cozy Living Room beside a crackling wood-burning fireplace, three tranquil Bedrooms await restful nights. Descend into the Basement Retreat where entertainment reigns supreme; here, an inviting Rec Room complete with a built-in Bar sets the stage for lively gatherings or peaceful solitude alike. Abundant storage solutions ensure clutter-free living while plumbing for an additional full bath hints at future possibilities. A 30' X 40' heated shop with concrete floor, 2-post hoist, a washroom and much more, geared toward those of you that like to tinker, making this one more benefit this acreage provides. Privacy while nestled amidst a well treed 4.87 acre surrounding offering easy access to amenities nearby, this property is more than just a house - it's an opportunity to embrace harmonious living tailored to your every need.



Built in 1968

## Essential Information

MLS® #	A2235046
Price	\$445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,378
Acres	4.87
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	Pt Se 28-49-27 W3 Rm Of Wilton
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Storage
Lot Description	Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	68
Zoning	ACR

**Listing Details**

Listing Office	CENTURY 21 DRIVE
----------------	------------------

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.