

\$389,900 - 31001 Hwy 40, Rural

MLS® #A2266189

\$389,900

5 Bedroom, 4.00 Bathroom, 1,515 sqft

Residential on 9.88 Acres

NONE, Rural, Saskatchewan

Peaceful Prairie Living Meets Practical Comfort. Welcome to your dream acreage just minutes west of Neilburg, SK! This beautifully maintained 9.88-acre property offers the perfect balance of privacy, space, and convenience—with pavement right to your driveway and a well-kept 1,515 sq ft bungalow nestled among mature treeline. The exterior of the home showcases great curb appeal with updated vinyl siding, newer vinyl windows, and a large deck perfect for relaxing or entertaining. Surrounded by mature trees and beautifully landscaped front and back yards, the property offers privacy and space in a peaceful setting. Inside, the home features a spacious and functional layout with custom blinds and stylish vinyl plank flooring throughout the main level. The large kitchen and dining area includes a built-in hutch, ideal for hosting family meals and gatherings. A bright west-facing living room fills with natural light, while three generous bedrooms provide plenty of space, including a primary suite with its own 2-piece ensuite. You'll also find a full 4-piece bathroom and a convenient 2-piece bath and laundry just off the side entry. Downstairs offers even more space to stretch out, with two additional large bedrooms, a 3-piece bathroom, a massive family room, and a bonus storage room. Key updates include a new furnace in 2022 and hot water heater in 2023—move in and enjoy peace of mind. Outside, you'll love the breezeway that leads to the detached double



garage, and a 40' x 100' quonset with a heated workshop. There's also a shed, garden space, and a huge gravel lot ideal for equipment, RVs, or guest parking. Living here means enjoying the charm and amenities of Neilburg—just a short drive away. This vibrant community offers a K-12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. Families will love the nearby library, museum, and active community centre, while the surrounding countryside is perfect for those seeking fresh air and wide-open space. This is more than a home—it's a lifestyle. Book your showing today and see what peace rural living can really offer!

Built in 1980

Essential Information

MLS® #	A2266189
Price	\$389,900
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,515
Acres	9.88
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	31001 Hwy 40
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan

Postal Code S0M 0B3

Amenities

Parking Double Garage Detached, Gravel Driveway, Insulated
of Garages 2

Interior

Interior Features Central Vacuum, Laminate Counters
Appliances Gas Water Heater, Range Hood, Stove(s), Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Low
Maintenance Landscape, Many Trees, No Neighbours Behind,
Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Wood

Additional Information

Date Listed October 22nd, 2025
Days on Market 3
Zoning ACR

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.