

\$374,900 - Se-34-52-23-w3, Rural

MLS® #A2240463

\$374,900

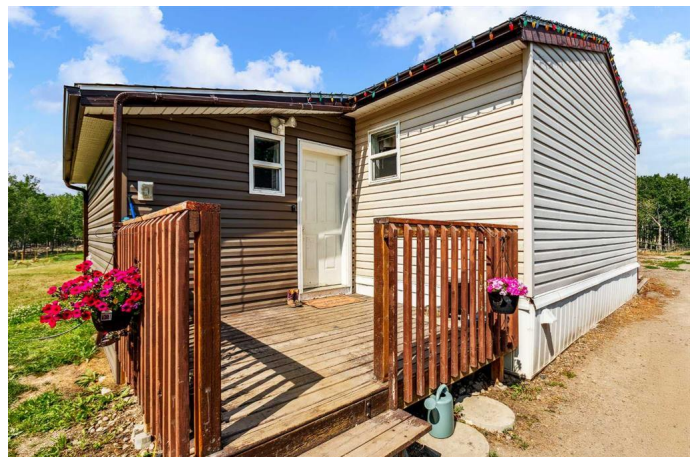
4 Bedroom, 2.00 Bathroom, 1,605 sqft

Residential on 22.84 Acres

NONE, Rural, Saskatchewan

The ultimate hobby farm lifestyle “ just minutes from Paradise Hill. This one-of-a-kind, turn-key acreage sits on a total of 22 private, fenced acres and is perfectly set up for your animals and your lifestyle. There are two separately titled lots being sold as a parcel totaling 22 acres. of useable land pasture and hay. With well-thought-out corrals, water roughed into every pen, multiple sheds, and shelter options for livestock, this property is ready to go. Whether you’re dreaming of hobby farming, homesteading, or simply more space and freedom “ this is it. The spacious home offers over 1600 square feet of open-concept living with 3 bedrooms plus a den (perfect for a home office or fourth bedroom). The layout is functional and welcoming with an added-on porch that flows right into the laundry room and a massive walk-in pantry “ ideal for canning, storage, or stocking up. The mainfloor is bright and executants the open floor plan for modern living. The property is serviced with a drilled well and pump out, and comes complete with a double detached garage. Gardeners will love the established garden space and room to expand. Peaceful, private, and move-in ready “ this hobby farm checks all the boxes. It is off highway 21 and is a few minutes to paradise hill, easy access to the the river and lakes, it is paved the entire way from your door to Lloydminster.

Built in 2006



Essential Information

MLS® #	A2240463
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,605
Acres	22.84
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	Se-34-52-23-w3
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2G0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Walk-In Closet(s), Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Stove(s)
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation None

Additional Information

Date Listed July 16th, 2025

Days on Market 105

Zoning Acreage

Listing Details

Listing Office eXp Realty (Lloyd)

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.