



**Robert Young**

Broker - HomeLife Prairies Realty Inc.  
"Your European Connection in Saskatchewan"

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Residential Customer Full

**RM LAST MOUNTAIN VALLEY, GOVAN**

**ACTIVE : \$129,900.00**

MLS@#: 545650

area/sub area: R6 / Ot-Rural

taxes: N/A

DOM:6



internet comments: A hidden diamond in the rough on the prairies. This 10 acre acreage boast an older solid 1.5 storey house with 3 bedrooms, 1- 3 piece bath on the main level and a toilet in the basement (additional fixtures could be added). It has a newer high efficient furnace and water system in the basement. The well is approximately 5 years old. Within the open yard there is a heated large garage (wood stove and furnace), barn, single garage and a few additional storage buildings. This is the perfect yard site for someone to live in the house long term or build a brand new house in the yard. The heated garage combined with the cement floor, makes it the perfect workshop or man cave. Located approximately 125 KM from Regina it is close but not too close.... House, appliances and buildings are sold as is, as the current owner's have not lived at this acreage (No PCDC completed). All offers subject to completion of subdivision. Tenant in house on a Month to Month basis until late fall. Lock box on side door. Keys are for the back door. Must see to fully appreciate....

type: **Acreage**  
style: **One & 1/2** sqft: **890 on 2 level(s)**  
built: **1920**  
acres: **10.00**  
tax: **N/A** year:  
legal: **PTN NW 28-26-22-W2**

# of beds: 3 # of baths: 1 # of rooms: 7

level	room	size	flr cv	level	room	size	flr cv
M	Kitchen	16 X 15	LI	M	Living Room	15 X 9.5	WW
M	3-Pc Bath	10 X 4	LI	M	Bedroom	9 X 14	WW
2	Bedroom	9.6 X 9	WW	2	Bedroom	12 X 9.5	WW
M	Other	8 X 15	WW				

garages: **Single Detached Garage**  
exterior: **Wood Siding**  
roof: **Asphalt Shingles**

basement: **Basement**  
b. wall: **Block**  
heating: **Natural Gas**  
w. heater: **Included**  
h. type: **Electric**

features: **Dishwasher Bi**  
inclusions: **Dryer,Freezer,Refrigerator,Stove,Washer**  
outdoor area: **Lawn Front,Trees/Shrubs**

additions/improvements: workshop: **Yes** power: **Yes** yard light: **Yes** dist. town: **6 MI**  
orig structure: **1920** heated: **Yes** phone: **Yes** school bus: **Yes** dist. high sc: **15 MI**  
addition(s) yr: **1966** other bldg: **No** dist. elm: **15 MI**  
list:

brief legal description of property:

listing broker: **HOMELIFE PRAIRIES REALTY INC.**

This information is believed to be reliable but should not be relied upon without verification.