



Robert Young

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

Office: 1306-586-0099

Cell: 1306-529-8609

Fax: 1306-586-0477

saskfarms@sasktel.net

Residential Customer Full

MLS®# : **501614**
Status : **Active**

Address : **Rm South Qu'appelle 157**
Area/Sub Area: **R7/Mc-McLean**

Price : **\$475,000.00**



City/Town : **McLean**
Type : **Acreage**
Style : **Bungalow**
Total Acres : **148.00 Acres** RM Name : **RM of South Qu'appelle No. 157**
App Size : **1,080/1** Built : **2010**
Zone : **Ag** Poss: **Cod**
Postal: PCDS : **Yes**
Tax : **\$2,351** GST :
T. Year : **2013**
Legal : **Ptn NE 25-18-16 W2**
List Date : **06/07/2014**
Garages : **Single Detached Garage**
Exterior : **Composite Siding**
Roof : **Asphalt Shingles**

No. of Bedrooms : **3** No. of Bathrooms : **2** No. of Rooms : **8**

Level	Room	Size	Floor Cov	Basement :	Full Basement
Main	Living Room	17.4X 12	Lf	Basement Wall :	Other
Main	Kitchen	15.8X 12.8	Vnl	Heating :	Natural Gas
Main	Bedroom	10.8X 13.4	Lf	Water Heater :	Included
Main	Bedroom	8.1X 9.10	Lf	Heater Type :	Gas
Main	Bedroom	8.1X 9.10	Lf	Water Supply :	WELL
Main	4-Pc Bath	8.6X 5	Lf	Treatment Eq. :	
Main	2-Pc Bath	3.1X 7.11	Lf	Sump Pump :	INCLUDED
Main	Laundry	5.2X 7.11	Vnl	Sewer Disp. :	SEPTIC TANK
				Mineral Rights :	NOT INCLUDED
				Prop Offered :	Buildings And Land
				Topography :	GENTLY ROLLING
				Bush :	SOME
				Sloughs :	SOME
				Fences :	OTHER
				Propane Tank :	

Additions/Improvements	Workshop : No	Power : Yes	Yard Light : Yes	Dist. Town : 3 MI
Orig Structure :	Heated : No	Phone : Yes	School Bus : Yes	Dist. HSc : 11 MI
Addition(s) Yr :	Other			Dist. Elm : 3 MI
	Bldg :List : Yes			

Features : **Air Exchanger, Central Air Conditioning, Garage Door Opnr/Control(S), Microwave Hood Fan, Satellite Dish, Sump Pump**
Inclusions : **Microwave, Refrigerator, Stove**
Outdoor Area : **Lawn Back, Lawn Front, Trees/Shrubs**

Comments : **This excellent acreage comprising of some 148 acres, is located only 4 kms north of the No 1 Hwy at McLean. The home was built in 2010, and is in very good condition, comprising 3 bedrooms, 2 bathrooms (1-4pc, 1-2pc). Living room and kitchen have cathedral ceilings. The house has triple pane windows, hard wired alarms. The basement is partially finished, basement walls are ICF and are dry walled. The basement floor has in floor heat. The grain land has been rented out to a local farmer. This is an easy commute to Regina, if you want country living with lots of trees and wildlife.**

Listing Broker : **HOMELIFE PRAIRIES REALTY INC.**

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



Robert Young

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

Office: 1306-586-0099
Cell: 1306-529-8609
Fax: 1306-586-0477
saskfarms@sasktel.net

Residential Photo Gallery

MLS# : **501614**
Status : **Active**

Address : **Rm South Qu'appelle 157**
Area/Sub Area: **R7/Mc-McLean**

List Price : **\$475,000.00**
Original Price : **\$475,000.00**





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