

**Acreage Pt NE 32-53-22-W3
St. Walburg, Saskatchewan**

MLS # A2311088



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	973 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.79 Acres		
Lot Feat:	Brush, Few Trees, Front Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: AG

Utilities: -

Inclusions: none

Welcome to the perfect blend of country living and small-town convenience! Situated on 3.79 acres just seconds from the vibrant community of St. Walburg, SK, this beautifully updated family bungalow offers the lifestyle so many buyers are searching for. With just under 1,000 square feet of thoughtfully designed living space, this charming home has been tastefully renovated and lovingly updated, creating a warm, move-in-ready space you truly have to see to appreciate. Location is hard to beat—enjoy the golf course right across the road, the school only a minute away, and the convenience of local shopping, amenities, and community events just moments from your doorstep. Outside, the expansive acreage provides endless possibilities with plenty of room for kids to play, space for outdoor entertaining, gardening, hobbies, or simply enjoying the peace and privacy of country living. If you’ve been dreaming of an updated home with room to breathe while staying close to town conveniences, this exceptional property checks all the boxes.