



## PT SE 28-49-27 W3 RM of Wilton , Rural, Saskatchewan - \$445,000



Main Photo

### Property Description

A Tranquil Retreat on Highway 16, just 4 miles East of Lloydminster, awaits your arrival. This inviting 1378 Sq Ft Bungalow, gracefully connected by a charming breezeway to a heated 25' X 31' garage, promises both comfort and convenience. Step inside to discover a thoughtfully designed layout that seamlessly blends practicality with style - from the convenient 2-piece bath off the back door to the well-appointed main floor laundry area boasting ample cabinets and counter space. The heart of this home lies in its expansive Kitchen/Dining Room adorned with stainless steel appliances that beckon culinary creativity. As you unwind in the cozy Living Room beside a crackling wood-burning fireplace, three tranquil Bedrooms await restful nights. Descend into the Basement Retreat where entertainment reigns supreme; here, an inviting Rec Room complete with a built-in Bar sets the stage for lively gatherings or peaceful solitude alike. Abundant storage solutions ensure clutter-free living while plumbing for an additional full bath hints at future possibilities. A 30' X 40' heated shop with concrete floor, 2-post hoist , a washroom and much

more, geared toward those of you that like to tinker, making this one more benefit this acreage provides. Privacy while nestled amidst a well treed 4.87 acre surrounding offering easy access to amenities nearby, this property is more than just a house – it's an opportunity to embrace harmonious living tailored to your every need.

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: CENTURY 21 DRIVE*



P: