

# \$549,900 - Nw 22-54-24-w3m, Rural

MLS® #A2244299

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 160.67 Acres

NONE, Rural, Saskatchewan

Scenic Acreage Retreat with Home, Heated Shop & Development Potential – Just 10 Miles North of Paradise Hill

Welcome to your perfect blend of rural tranquility and functional living on this beautiful quarter section totaling 160.67 acres, located just 10 miles north of Paradise Hill. Whether you're looking for a private retreat, hobby farm, or a property with future development potential, this one checks all the boxes.

At the heart of the property sits a well-maintained 1,230 sq. ft. home, double attached garage, featuring 4 bedrooms (2 up, 2 down) plus office down and a bright, open-concept floor plan. The spacious kitchen and dining area flow seamlessly into the oversized living room, highlighted by a cozy wood stove—perfect for chilly prairie evenings. A pellet wood stove in the fully renovated 2024 basement ensures year-round comfort. Major updates include 30-year shingles (2017) and a new hot water heater (2022) for peace of mind. Another peace of mind is the Generac UPS System that is the electrical backup when Sask Power goes down!

Also included is a 48' x 40' heated shop, ideal for the serious hobbyist or business use. The shop is thoughtfully divided into a 32' x 40' bay and a 16' x 40' workshop, both individually heated by a mini gas boiler system. Additional



features include a built-in compressor, workbenches, mounted racking and shelving, foam-insulated roofing, and fiberglass-insulated walls.

Safety and convenience are top of mind with a septic alarm, low-temperature house alarm, and driveway alert system already installed.

Outdoors, you'll find gently rolling terrain, ideal for horses, recreation, or hunting, with a natural spring running through the property. An additional 5.93-acre parcel has been subdivided for future development, or could easily be reintegrated into the main quarter. With potential for gravel resources, this land offers more than just stunning views—it holds value for the future.

Whether you're looking to live, work, or play off the beaten path, this versatile acreage offers space, privacy, and opportunity.

Built in 1998

**Essential Information**

MLS® #	A2244299
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	160.67
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

**Community Information**

Address	Nw 22-54-24-w3m
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Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2G0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Gravel Driveway, Gated, RV Garage
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Propane, Pellet Stove, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning Stove, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Kennel
Lot Description	Wooded, Brush, Meadow, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	AGR/RES

### Listing Details

Listing Office	eXp Realty (Lloyd)
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