# \$590,000 - 46114 Rr 3262, Rural

MLS® #A2247817

### \$590,000

4 Bedroom, 3.00 Bathroom, 1,641 sqft Residential on 38.99 Acres

NONE, Rural, Saskatchewan

If you're looking for space â€" both inside and out â€" this 39.88 acre property between Neilburg and Lashburn might be the one. The home has evolved over the years: the original centre portion was built in the 1950s, with a major addition added in the '90s that brought in a spacious living room and kitchen with exposed beams. Another addition in 2005 by the current owners expanded the home again; this time to include a large primary suite with walk-in closet and a custom ensuite featuring a tiled shower and skylight. Plumbing and windows were updated in 2020 and the furnace is brand new as of 2023. Main floor laundry, one additional bedroom plus an office and a bright open flow between kitchen, dining and living areas round out the main level. Downstairs you'll find two more large bedrooms, a half bath and a cozy wood stove that keeps things comfortable on cooler days. Outside, the list of extras continues. There's a massive 50x130 foot shop with six 16' overhead doors (pull chain), 18' ceilings, a concrete floor, and its own bathroom â€" ideal for projects, parking, or anything you want to throw at it. In-floor heat is roughed in and there's a separate septic holding tank just for the shop. Next to the shop, a 30-amp breaker and a sink with hot/cold water make it perfect for an RV setup. There's also a second powered pad on the property where another RV is currently parked.

Yard is set up for livestock, with some fencing,







natural trees, and a well connected to two pumps â€" one running to the house and the other to the shop. School bus service is available to Neilburg. Whether you're after peace and quiet, a place to run your business, or just room to spread out â€" this one checks a lot of boxes!

#### Built in 1950

#### **Essential Information**

MLS® # A2247817 Price \$590,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,641 Acres 38.99 Year Built 1950

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 46114 Rr 3262

Subdivision NONE City Rural

County Saskcatchewan Province Saskatchewan

Postal Code S0M 2C0

#### **Amenities**

Parking Off Street

## Interior

Interior Features Kitchen Island, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air, Fireplace(s), Propane

Cooling None

# of Fireplaces 1

Fireplaces Basement, Wood Burning Stove

Yes

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Fireplace

Exterior Features Garden, RV Hookup

Lot Description Front Yard, Lawn, Few Trees, Square Shaped Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Combination

#### **Additional Information**

Date Listed August 12th, 2025

Days on Market 84

Zoning Res/Agricultural

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.