

# **\$685,000 - 48077 Range Road 3275, Lloydminster**

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MLS® #A2263277

## **\$685,000**

5 Bedroom, 4.00 Bathroom, 2,809 sqft

Residential on 13.49 Acres

NONE, Lloydminster, Saskatchewan

Looking for that Special Private Property with a treed laneway, Here it is! Escape to the Country, only 12 miles to Lloydminster, this large 13.49ac Acreage has plenty to offer. Stately Storey & a Half Residence with wrap around Veranda, also Offers separate private Living Qtrs in LOFT with Balcony. Many upgrades to the Home include long lasting Malarkey Shingles, Eavestroughs, Dormer Improvements, Triple Pane Windows, good Boiler, Hot Water Tank, etc. Wood Flooring, Main Stairs and Accents include Cherry, Maple, White Ash, and Red Oak, plus Dura Ceramic Tile in the Kitchen. Home has a convenient Double attached garage, plus an open covered Carport. Beautiful mature yard also has a Heated Shop, spacious 3 part cold Storage Shed, Garden area, Walking paths, large dugout with power, and pasture area for your favorite animals. (Small additional pasture may also be possible to rent if needed.) Beyond the obvious Residential appeal, this overall property would also be handy for a Home based Business or Hobby Farm.. Make a call, Have a Look, this Property could be the Best Move you make in Life!

Built in 1980

## **Essential Information**

MLS® #                   A2263277

Price                     \$685,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,809
Acres	13.49
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	48077 Range Road 3275
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0Y4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Carport, Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Boiler, Natural Gas, Other
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Other, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Private, See Remarks, Treed

Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	October 9th, 2025
Days on Market	1
Zoning	Residential

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
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