

# \$389,900 - 31001 Hwy 40, Rural

MLS® #A2266189

**\$389,900**

5 Bedroom, 4.00 Bathroom, 1,515 sqft

Residential on 9.88 Acres

NONE, Rural, Saskatchewan

Peaceful Prairie Living Meets Practical Comfort. Welcome to your dream acreage just minutes west of Neilburg, SK! This beautifully maintained 9.88-acre property offers the perfect balance of privacy, space, and convenience—with pavement right to your driveway and a well-kept 1,515 sq ft bungalow nestled among mature treeline. The exterior of the home showcases great curb appeal with updated vinyl siding, newer vinyl windows, and a large deck perfect for relaxing or entertaining. Surrounded by mature trees and beautifully landscaped front and back yards, the property offers privacy and space in a peaceful setting. Inside, the home features a spacious and functional layout with custom blinds and stylish vinyl plank flooring throughout the main level. The large kitchen and dining area includes a built-in hutch, ideal for hosting family meals and gatherings. A bright west-facing living room fills with natural light, while three generous bedrooms provide plenty of space, including a primary suite with its own 2-piece ensuite. You'll also find a full 4-piece bathroom and a convenient 2-piece bath and laundry just off the side entry. Downstairs offers even more space to stretch out, with two additional large bedrooms, a 3-piece bathroom, a massive family room, and a bonus storage room. Key updates include a new furnace in 2022 and hot water heater in 2023—move in and enjoy peace of mind. Outside, you'll love the breezeway that leads to the detached double



garage, and a 40' x 100' quonset with a heated workshop. There's also a shed, garden space, and a huge gravel lot ideal for equipment, RVs, or guest parking. Living here means enjoying the charm and amenities of Neilburg—just a short drive away. This vibrant community offers a K-12 school, health centre, grocery store, credit union, restaurants, salon, vet clinic, and a range of local businesses. Families will love the nearby library, museum, and active community centre, while the surrounding countryside is perfect for those seeking fresh air and wide-open space. This is more than a home—it's a lifestyle. Book your showing today and see what peace rural living can really offer!

Built in 1980

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2266189                         |
| Price          | \$389,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 2                                |
| Half Baths     | 2                                |
| Square Footage | 1,515                            |
| Acres          | 9.88                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 31001 Hwy 40 |
| Subdivision | NONE         |
| City        | Rural        |
| County      | Saskatchewan |
| Province    | Saskatchewan |

Postal Code           S0M 0B3

### **Amenities**

Parking               Double Garage Detached, Gravel Driveway, Insulated  
# of Garages           2

### **Interior**

Interior Features      Central Vacuum, Laminate Counters  
Appliances            Gas Water Heater, Range Hood, Stove(s), Window Coverings  
Heating                Forced Air, Natural Gas  
Cooling                None  
Fireplace              Yes  
# of Fireplaces        1  
Fireplaces             Living Room, Wood Burning  
Has Basement          Yes  
Basement              Finished, Full

### **Exterior**

Exterior Features     Private Yard  
Lot Description        Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Low  
Maintenance Landscape, Many Trees, No Neighbours Behind,  
Rectangular Lot  
Roof                    Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Wood

### **Additional Information**

Date Listed            October 22nd, 2025  
Days on Market        12  
Zoning                 ACR

### **Listing Details**

Listing Office         RE/MAX OF LLOYDMINSTER

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