

# \$389,500 - 31001 Hwy 40, Neilburg

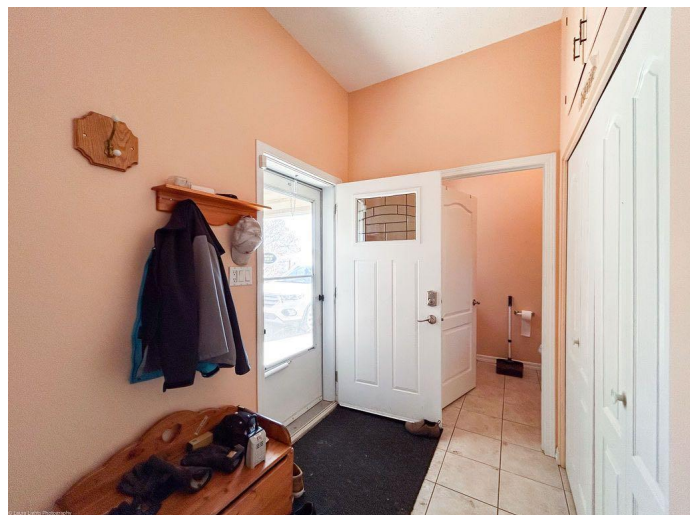
MLS® #A2219745

## \$389,500

5 Bedroom, 4.00 Bathroom, 1,515 sqft  
Residential on 9.88 Acres

NONE, Neilburg, 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! Adjacent 307 acres of Farmland also available through the same vendor.

Built in 1980

### Essential Information

MLS® #	A2219745
Price	\$389,500
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	Neilburg

County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 0B3

### Amenities

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

### Interior

Interior Features	Central Vacuum, Laminate Counters, Vinyl Windows
Appliances	Dryer, Gas Water Heater, Range Hood, Refrigerator, Stove(s), Washer, 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	Garden, Private Yard
Lot Description	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	May 9th, 2025
Days on Market	41
Zoning	ACR

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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