

\$614,900 - 46114 Rr 3262, Rural

MLS® #A2247817

\$614,900

4 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 38.99 Acres

NONE, Rural, Saskatchewan

If you're looking for space – both inside and out – 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 – 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 – 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 – this one checks a lot of boxes!

Built in 1950

Essential Information

MLS® #	A2247817
Price	\$614,900
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	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2C0

Amenities

Parking	Off Street
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Interior

Interior Features	Kitchen Island, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden, RV Hookup
Lot Description	Few Trees, Front Yard, Lawn, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

Additional Information

Date Listed	August 12th, 2025
Days on Market	9
Zoning	Res/Agricultural

Listing Details

Listing Office	MUSGRAVE AGENCIES
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