



\$749,000

Funk 14.6-acre Acreage



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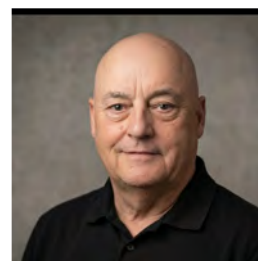
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Property Details

Service Type:	Listing	Rural Municipality:	RM 436 Douglas
Closest Town:	Richard	Location:	Saskatchewan
Title Acres (ISC):	14.6	Cultivated Acres:	12
Soil Final Rating:	91.1	Price:	\$749,000
\$/Titled Acres:	\$51,301.37	Farmland:	\$749,000
Enterprise:	Acreage		

Description

RM of Douglas No. 436 – 14.6-Acre Acreage near Richard

This 2,221 sq ft bungalow sits on a beautifully treed 14.6 acres, about 27 miles from North Battleford. It was built in 1974, with additions in 1986 and 2013 and renovations in 2021. The open-concept main floor has a vaulted living room with a west-facing prow. The kitchen has KraftMaid cabinetry, quartz countertops, under-cabinet lighting and a pantry, and laundry is also on the main floor. The Hunter Douglas and Levolor blinds throughout are included. The full, partially finished basement adds a rec room, a games room, a three-person cedar sauna and two more bedrooms, for five bedrooms and three bathrooms in total.

The house is well built for efficiency: 6" walls on the additions, 2" of foam added to the original exterior walls, R60 ceiling insulation and asphalt shingles with a 35-year rating, put on in 2013. It has natural gas forced-air heat, central A/C and three fireplaces. Water comes from a 168' well (12 gpm) with a softener and an RO system.

Outside are a 1,090 sq ft composite deck with a 16' gazebo, a stone wood-fired pizza oven and an insulated, heated triple attached garage (26' x 40') with an RV lane. The yard also has:

- a 40' x 80' covered structure with power and an 18' x 14' overhead door
- a 24' x 16' shop
- a 10' x 10' shed
- the original 1930 Dominion School, moved onto the yard and still fitted with desks and chalkboards
- corrals with new 4-strand barbed wire fencing
- underground power throughout the yard, plus 220V plug-ins

Legal: Pt NE 10-45-13-W3 (Surface Parcel 203849354)

Price: \$749,000 | **Taxes:** \$3,867.25 (2026)

Directions: From North Battleford, go east on Hwy 40 to the speed curve (about 18 miles). Go north on Burma Rd for 6 miles, turn left onto Red Field Rd and go 4 miles. Turn left and go west 1 mile, then turn left. The acreage is on the west side of the road.



Prop Type:	Residential	Location:	Douglas Rm No. 436
SubType:	Acreage	Building Type:	House
Total Land Ac.:	14.6	Postal Code:	SOM 2P0
WaterBody:		Possession:	TBD
Style:	Bungalow	Baths:	3
Bldg Type:	House	Levels AG:	1.0
Beds:	5	Longitude	
SqFt:	2,221		
Legal:	PT NE 10-45-13 W3		
Latitude			
Ownership:	Freehold	Tax Amt/Yr:	

Service To Property: Yes : **Service to Prop Comments:** NG, Power, Phone

Rooms Information

Beds: 5				Bathrooms: 3				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Porch	25 x 6	Concrete	2	M	Mudroom	19 x 9	Linoleum		
3	M	Laundry	6'5" x 5'10"	Linoleum	4	M	2-pc bath	4'7" x 6	Linoleum		
5	M	Office	14' x 7'4"	Linoleum	6	M	Living Room	10'11" x 19'7"	Laminate		
7	M	Great Room	19'6" x 25'	Hardwood	8	M	Bedroom	10'8" x 8'5"	Linoleum		
9	M	Primary Bedroom	10'9" x 11'9"	Linoleum	10	M	Bedroom	10'8" x 8'5"	Linoleum		
11	M	4-pc bath	10'10" x 5'	Linoleum	12	M	Kitchen	14'8" x 19'7"	Linoleum		
13	B	Storage	6 x 8	Linoleum	14	B	Bedroom	15'10" x 11'8"	Carpet		
15	B	Bedroom	15'10" x 11'8"	Carpet	16	B	4-pc bath	6' x 10'5"	Linoleum		
17	B	Bonus Room	13'9" x 7'5"	Carpet	18	B	Recreation Room	9'10" x 23'1"	Linoleum		
19	B	Games Room	14'9" x 18'5"	Laminate	20	B	Storage	14' x 8'1"	Concrete		
21	B	Utility Room	10'6" x 12'9"	Concrete	22	B	Utility Room	13'7" x 4'9"	Concrete		

Property Information

Construction:	Wood Frame	Sep Entry:	
Roof:	Asphalt Shingles	Bsmt Ste #:	
Exterior:	Vinyl		
Basement:	Full Basement		
Bsmnt Walls:	Concrete, Preserved Wood		
Equip Incl:	Dishwasher Built In, Dryer, Fridge, Garage Door Opnr/Control(S), Microwave Hood Fan, Reverse Osmosis System, Satellite Dish, Shed(s), Stove, Washer, Window Treatment		
Features:	220 Volt Plug, Air Conditioner (Central), Alarm Sys Owned, T.V. Mounts		
Outdoor:	Deck, Fenced, Garden Area, Lawn Back, Lawn Front, Other, Patio, Trees/Shrubs		
Heating:	Forced Air, Natural Gas	Wtr Softner:	Included
Water Htr:	Included/Gas		
Heating Source Rented?:		Heating Source Rented Description:	
Fireplace:	3/Electric, Gas		
Lot Width:		Tot Lot Area:	14.60 Acres
Lot Desc:	Corner, Backs on to Field/Open Space		
Gar/Prk:	3 Car Attached, RV Garage	Insulated Garage:	Fully Insulated
Garage Size:	26.0 x 40.0	Heated Garage:	Yes
# Gar Remotes:	4		
Driveway:	Gravel Drive	Park Sp:	
Monitoring Discl:	None		

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No			
Mineral Rgts:				Financial Oblig?:	No			
Topography:	Gently Rolling	Sloughs:		Other Bldgs:				
Bush:	Some			Power:	Yes			
Fences:	Complete			Phone:	Yes			
Propane Tank:		Dist to Town:	27miles	Yard Light:	No			
Nearest Town:	Richard	School Bus:	Yes	Dist to High Schl:	30miles			
Dist to Elem:	30miles	Sump Pump:		Wtr Treat Equip:	Included			
Wtr Supply:	Well			Svcs To Property:	Yes			
Sewer:	Lagoon							
Srv To Prp Rem:	NG, Power, Phone							
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Douglas RM No. 436		203849354	NE	10	45	13	W3	14.60











