



HAMMONDTM
REALTY

\$995,000

Saskatoon / Martensville 10-acre Acreage



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Property Details

Service Type: Listing **Rural Municipality:** RM 344 Corman Park

Closest Town: Saskatoon **Location:** Saskatchewan

MLS Number: SK037039 **Title Acres (ISC):** 10

Price: \$995,000 **\$/Titled Acres:** \$99,500

Improvements: \$995,000

Enterprise: Acreage

Description

Stunning 10-Acre Country Residential Acreage – Unbeatable Location minutes to Saskatoon & Martensville!

Welcome to your peaceful rural retreat in the highly sought-after RM of Corman Park (344). Perfectly situated just 5 minutes from both Saskatoon and Martensville, this exceptional 10-acre property offers the ultimate blend of country privacy and city convenience.

The Residence

This solid, custom-built 2-storey split home offers 2,080 sq. ft. of above-grade living space built in 1979 (completed in 1980).

Main Floor: Features a warm and functional layout including a spacious kitchen with hardwood flooring, formal dining room, family room, a massive 13' x 21' living room, a convenient 2-piece bathroom, and a main-floor nook.

Second Level: Houses 3 generous bedrooms, including a primary bedroom with a 3-piece en-suite, alongside an additional full 4-piece bathroom.

Basement: Includes a massive, clean 32'6" x 25'10" unfinished utility/basement space (usable area 23' x 25') waiting for your personal touch.

Comforts: Equipped with natural gas forced-air heating, central air conditioning, a wood fireplace, a rented Culligan water treatment system, and a double attached heated garage (24' x 21').

Premium Outbuildings & Shop Space

A true hobbyist or mechanic's dream, this property features extensive outbuilding space.

The Detached Shop (20' x 30'): Fully insulated and equipped with electric heat, an in-floor oil change pit, 110V/220V power, concrete floor, vinyl exterior, and a shingled roof.

Attached Garage (16' x 24'): Provides additional garage power, cement floor, fully lined interior, matching vinyl siding, and shingles.

Massive Quonset: A 40' x 69' metal construction Quonset with a dirt floor and an independent 200-amp service, offering endless storage or heavy-equipment utility.

Yard & Grounds Step outside into a beautiful, mature, treed yard surrounded by a protective shelterbelt, backing directly onto peaceful open fields. The outdoor space is a private oasis complete with a lawn (front and back), garden area, patio, fire pit, and handy storage sheds.

Water & Utilities

The property features a comprehensive water setup, including a rural public water line with a holding tank and pressure system, a private well with a pump, and a second well fed by a dugout on adjacent land, perfect for keeping the garden lush. Sewer is managed by a liquid surface disposal system and septic tank.

Note: Outdoor pool, sauna, kids' play structures, and the office trailer will be removed prior to the possession date. Water softener is rented and to be removed.

Legal Description:* Pt NW 5-38-5-W3 (Blk/Par A Plan 102255678 Ext 0)

Saskatoon / Martensville 10-acre Acreage



Prop Type:	Residential	Location:	Corman Park Rm No. 344
SubType:	Acreage		
Tot Lnd Acr:	10		
WaterBody:			
Style:	2 Storey	Postal Code:	S7K 3J7
Bldg Type:	House	Possession:	TBD
Year Built:	1979		
Additions:		Add Yr Cmp:	1980
Beds:	3	Baths:	3
SqFt:	2,080	Levels AG:	2.0
Zoning:	Res/Ag		
Legal:	PT NW 5-38-5 W3 Blk/Par A Plan 102255678 Ext 0		
Latitude	52.243699	Longitude	-106.692538
Ownership:	Freehold	Tax Amt/Yr:	\$0 / 2025

Service To Property: Yes

Service to Prop Comments: Power, NG, phone

Public Remarks: Stunning 10-acre country residential acreage located in the highly desirable RM of Corman Park, just 5 minutes from both Saskatoon and Martensville. The custom-built 2-storey split home offers 2,080 sq. ft. of above-grade living space and was built in 1979, completed in 1980. The main floor features a spacious kitchen with hardwood flooring, formal dining room, large family room, massive 13' x 21' living room, 2-piece bathroom, and a cozy nook area. Upstairs you'll find 3 generous bedrooms, including a primary bedroom with a 3-piece ensuite, plus an additional 4-piece bathroom. The basement provides a large unfinished utility/storage area ready for future development. Comfort features include natural gas forced-air heating, central air conditioning, wood fireplace, rented Culligan water treatment system, and a heated double attached garage measuring 24' x 21'. This property is exceptionally well-equipped for hobbyists, mechanics, or small-acreage enthusiasts. The detached 20' x 30' insulated shop includes electric heat, concrete floor, oil change pit, and both 110V and 220V power. Attached is an additional 16' x 24' garage space with cement floor and fully lined interior. A massive 40' x 69' metal Quonset with independent 200-amp service offers outstanding storage and equipment space. The mature yard site is beautifully treed with a shelterbelt and backs onto open fields, creating excellent privacy and scenic prairie views. Outdoor features include lawn areas, garden space, patio, fire pit, and storage sheds. Water services include a rural public water line with holding tank and pressure system, a private well with pump, and a second well supplied by a neighboring dugout for garden irrigation. Sewer is serviced through a septic tank and liquid surface disposal system. Please note: outdoor pool, sauna, children's play structures, office trailer, and rented water softener will be removed prior to possession.

Rooms Information

Beds: 3			Bathrooms: 3			# Kitchens: 1					
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	12'16" x 17	Hardwood	2	M	Foyer	9' x 13'	Vinyl Plank		
3	M	Family Room	19' x 14'8"	Carpet	4	M	Dining Room	12'4" x 10'3"	Hardwood		
5	M	Living Room	21' x 13'	Hardwood	6	M	2-pc bath	7'9" x 3'	Tile		
7	M	Nook	4' x 4'6"	Tile	8	2	4-pc bath	7'8" x 11'3"	Vinyl tile		
9	2	Bedroom	12' x 13'	Engineered Hardwood	10	2	Bedroom	13' x 13'	Hardwood		
11	2	Primary Bedroom	11'6" x 14'6"	Hardwood	12	2	3-pc en suite	7'7" x 5'	Vinyl tile		
13	2	Other	3' x 14'	Carpet	14	B	Unfinished	25'10" x 32'6"	Concrete		

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Energuide Efficiency Evaluation Report:	No			Irrigated:			
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Vinyl						
Basement:	Partial Basement, Unfinished			Sep Entry:	No		
Bsmnt Walls:	Concrete			Bsmnt Ste #:			
Equip Incl:	Dishwasher Built In, Dryer, Freezer, Fridge, Garage Door Opnr/Control(S), Hood Fan, Microwave, Shed(s), Stove, Washer, Window Treatment						
Features:	Air Conditioner (Central), Central Vac (R.I.), Gas Bbq Hookup			Wtr Softner:	Rented		
Outdoor:	Deck, Firepit, Garden Area, Lawn Back, Lawn Front, Patio, Trees/Shrubs						
Heating:	Forced Air, Natural Gas						
Water Htr:	Included/Gas						
Heating Source Rented?:		Heating Source Rented Description:					
Fireplace:	1/Wood						
Lot Width:		Depth:		Tot Lot Area:	10.00 Acres		
Lot Desc:	Backs on to Field/Open Space			Insulated Garage:	Fully Insulated		
Gar/Prk:	2 Car Attached			Heated Garage:	Yes		
Garage Size:	24.0 x 21.0						
# Gar Remotes:	1			Park Sp:			
Driveway:	Gravel Drive						
Monitoring Discl:	None						

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No			
Mineral Rgts:	Not Included	Trms of Lse:		Financial Oblig?:	No			
Taxes Paid To:	RM 344 Corman Park			Other Bldgs:				
Topography:	Flat	Sloughs:	None	Power:	Yes			
Bush:	Shelter Belt			Phone:	Yes			
Fences:	None	Dist to Town:	8km	Yard Light:	Yes			
Propane Tank:		School Bus:	Yes	Dist to High Schl:	10km			
Nearest Town:	Saskatoon	Sump Pump:	Not Included	Wtr Treat Equip:	Not Included			
Dist to Elem:	10km			Svcs To Property:	Yes			
Wtr Supply:	Dugout, Public Water Line, Well							
Sewer:	Liquid Surface Dis, Septic Tank							
Srv To Prp Rem:	Power, NG, phone							
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Corman Park RM No. 344		203367854	NW	5	38	5	W3	10.00

This information is believed to be reliable but should not be relied upon without verification.





















