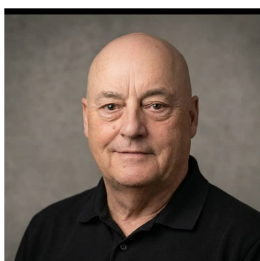




\$769,900

Spiritwood 11-acre Acreage



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Property Details

Service Type: Listing **Rural Municipality:** RM 496 Spiritwood

Closest Town: Spiritwood **Location:** Saskatchewan

Title Acres (ISC): 11.3 **Price:** \$769,900

\$/Titled Acres: \$68,132.74 **Farmland:** \$769,900

Enterprise: Acreage

Description

Welcome to this spacious **11.32-acre acreage in the RM of Spiritwood No. 496**, conveniently located approximately six minutes from Spiritwood and just west of town off Highway 3. Offering a substantial **3,754 sq. ft. bungalow**, numerous outbuildings and plenty of room to enjoy country living, this property is well suited for anyone looking for space, privacy and functional shop facilities.

Built in **1997**, the home features 2x8 walls, triple-pane windows and a generous main-floor layout with multiple living and recreation spaces, an office, storage and a large attached garage. Recent updates include **asphalt shingles in August 2024**, a **new natural gas forced-air furnace in November 2023**, and a **new gas water heater in January 2025**. Additional features include an air exchanger, water treatment system and underground sprinkler system.

Outside, the acreage offers mature trees, lawn areas, a garden area and plenty of space to enjoy the outdoors. A major highlight is the selection of outbuildings. The **newer 24' x 36' insulated shop** features a cement floor, wood heat, 110V/220V power, a 10' x 11' overhead door and walk-through door. The **older 26' x 32' shop**, plus two 12' x 32' lean-tos, offers a concrete floor, 2 feet grey beams and a 125,000 BTU natural gas forced-air furnace. Additional improvements include a storage shed, greenhouse, approximately **6'8" x 55' front deck**, and a covered rear deck. The home is also equipped with a switch allowing outside power to be disconnected and a generator connected to run the house.

With its large home, **11.32 acres, extensive shop space and convenient location near Spiritwood**, this acreage provides an excellent opportunity for buyers seeking a versatile rural property with room for hobbies, equipment, storage and everyday country living.

Legal Land Description: Blk/Par A-Plan 102370609 Ext 0



Prop Type:	Residential	Location:	
SubType:	Acreage	Building Type:	House
Tot Lnd Acr:	11.3		
WaterBody:			
Style:	Bungalow	Postal Code:	
Bldg Type:	House	Possession:	
Year Built:	1997		
Beds:	3	Baths:	3
SqFt:	3,754	Levels AG:	1.0
Latitude		Longitude	
Ownership:	Freehold	Tax Amt/Yr:	

Service To Property:

Service to Prop Comments: Phone, Power, NG

Rooms Information

Beds: 3				Bathrooms: 3				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Laundry/Bath	13 x 8	Linoleum	2	M	Kitchen/Dining	26 x 19	Linoleum		
3	M	Foyer	16 x 11	Linoleum	4	M	Living Room	22 x 22	Carpet		
5	M	Primary Bedroom	27 x 15	Carpet	6	M	Other	10.5 x 12	Carpet		
7	M	4-pc en suite	15 x 11	Linoleum	8	M	Bedroom	15'10" x 15	Carpet		
9	M	4-pc bath	9'3" x 15'3"	Linoleum	10	M	Bedroom	15'4" x 15'3"	Carpet		
11	M	Office	15 x 15	Carpet	12	M	Utility Room	15 x 15	Concrete		
13	M	Recreation Room	15'3" x 15	Carpet	14	M	Storage	17'5" x 8'8"	Concrete		

Property Information

Construction:	Wood Frame	Sep Entry:	
Roof:	Asphalt Shingles	Bsmnt Ste #:	
Exterior:	Vinyl		
Basement:	Crawl		
Bsmnt Walls:	Concrete		
Equip Incl:	Dishwasher Built In, Dryer, Fridge, Garage Door Opnr/Control(S), Hood Fan, Microwave, Satellite Dish, Shed(s), Stove, Washer, Window Treatment		
Features:	220 Volt Plug, Air Exchanger, Alarm Sys Rented		
Outdoor:	Deck, Lawn Back, Lawn Front, Trees/Shrubs		
Heating:	Forced Air, Natural Gas	Wtr Softner:	Included
Water Htr:	Included/Gas		
Heating Source Rented?:	No		
Lot Width:		Heating Source Rented Description:	
Lot Desc:	Backs on to Field/Open Space, Fronts on to Park/Green Space	Depth:	
Gar/Prk:	1 Car Attached	Tot Lot Area:	11.30 Acres
Garage Size:	17.0 x 25.0	Insulated Garage:	Fully Insulated
Driveway:	Gravel Drive	Heated Garage:	Yes
Monitoring Discl		Park Sp:	

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No					
Mineral Rgts:	Not Included	Trms of Lse:		Financial Oblig?:	No					
Taxes Paid To:	RM 496									
Topography:	Flat	Sloughs:		Other Bldgs:						
Bush:	Some			Power:	Yes					
Fences:	None	Dist to Town:	7	Phone:	Yes					
Propane Tank:		School Bus:	Yes	Yard Light:	Yes					
Nearest Town:		Sump Pump:		Dist to High Schl:	8					
Dist to Elem:	8			Wtr Treat Equip:	Included					
Wtr Supply:	Well			Svcs To Property:	Yes					
Sewer:	Liquid Surface Dis, Septic Tank									
Srv To Prp Rem:	Phone, Power, NG									
RM		Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres		
Spiritwood RM No. 496		203903209	NE	35	50	12	W3	11.32		











