

\$389,500 - 31001 Hwy 40, Neilburg

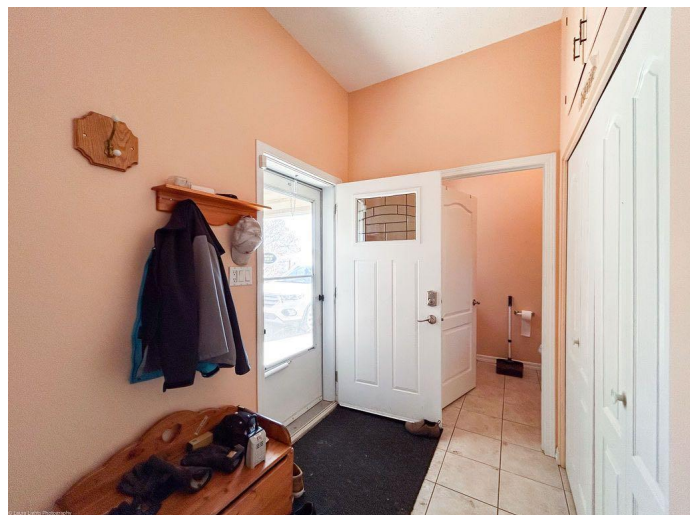
MLS® #A2219745

\$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 | 8 |
| Zoning | ACR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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