

# **\$759,900 - Garden River Acreage, Garden River Rm No. 490**

MLS® #SK009809

**\$759,900**

3 Bedroom, 2.00 Bathroom, 2,000 sqft  
Single Family on 127.00 Acres

N/A, Garden River Rm No. 490,  
Saskatchewan

Experience luxurious riverfront living in this stunning home situated on 127 acres of land in the RM of Garden River. With over 2000 sq/ft of living space, this "barndominium" style property boasts 3 bedrooms, 2 bathrooms, and a 6 car attached garage with 14ft ceilings! The ground level boasts over 1500 sq/ft of in-slab heated shop space to keep things warm and dry and also features a RV/Boat lane that is nearly 40 feet deep with a 13x14 overhead door to fit any and all of your toys! Another 8x16ft overhead door gives access to the rest of the shop space. Also on ground level is a utility room to house the extremely energy efficient geothermal furnace system and well water system, along with all other mechanical aspects of the home. A forward thinking feature of this home is the roughed in elevator shaft for potential future use, which is currently being used as storage space on both the ground level and the upper level. A 4 piece bathroom makes up the remainder of the ground level. Heading upstairs, you will be welcomed by vaulted ceilings and plethora of natural light from the 14 south-facing windows overlooking the North Saskatchewan River. There is a beautiful open concept kitchen featuring white cabinetry, quartz countertops, a tiled backsplash and stainless steel appliances, and of course is complete with the stunning river view. The living room features a



beautiful wood burning fireplace, a built in bookshelf, and a large seating area. Stepping outside to the covered balcony you will be able to take in all of the nature and wildlife that comes with the riverfront view. Frequent sightings of moose, deer, bear, coyotes, foxes and many other animals are all available to you from the comfort and safety of the raised deck. The rest of the upstairs is complete with 3 bedrooms, including a primary bedroom featuring a 5 piece ensuite and walk in closet. Don't miss out on this one of a kind property, call your Realtor now! (id:6289)

Built in 2018

### Essential Information

Listing #	SK009809
Price	\$759,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,000
Acres	127.00
Year Built	2018
Type	Single Family
Sub-Type	Freehold
Style	2 Level

### Community Information

Address	Garden River Acreage
Subdivision	N/A
City	Garden River Rm No. 490
Province	Saskatchewan
Postal Code	S0J0N0

### Amenities

Features	Acreage, Treed, Irregular lot size, Elevator, Balcony, Paved driveway
Parking	Attached Garage, Heated Garage, Parking Space(s), RV
# of Garages	1
Is Waterfront	Yes

Waterfront

Waterfront

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings, Hood Fan, Storage Shed, Stove
Heating	Electric, Geo Thermal Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Wood
# of Stories	2

## Exterior

Exterior Features	Lawn, Garden Area
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## Listing Details

Listing Office	RE/MAX P.A. Realty
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