

# \$345,000 - Koob Acreage, Viscount Rm No. 341

MLS® #SK017387

**\$345,000**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Single Family on 10.00 Acres

N/A, Viscount Rm No. 341, Saskatchewan

10 Acre Acreage with Spacious Bungalow & Outbuildings. This 10-acre property offers the perfect blend of prairie views, mature trees, and a well-kept home with plenty of space for the whole family. The 1,600 sq. ft. bungalow was originally built in 1970 and moved onto a new basement in 1998, giving it a solid foundation and great potential for further development. Inside, youâ€™™ll find a bright and functional floor plan. The spacious entryway includes a convenient 2-piece bathroom and laundry area just steps from the door. The kitchen and dining area are well-appointed and flow into a huge living room perfect for family gatherings. Three bedrooms and a full bathroom complete the main floor, along with excellent storage throughout. The basement is boarded and ready for finishing, with plenty of space to add bedrooms or a rec room. A completed 4-piece bathroom is already in place, making it easy to customize the lower level to your needs. Additional features include an oversized double attached garage, well water, and natural gas service. The yard site is well-equipped with a 38â€™™ x 40â€™™ Quonset (with overhead door and water), a spacious shed with hydrant, and room to enjoy both treed areas, spacious deck, and open prairie views. Located central to Bruno, Viscount, and Humboldt, and less than an hour to Saskatoon, this acreage offers the best of both privacy and accessibility. The yard is currently in the process of subdivision, with completion set for January. (id:6289)



Built in 1970

## Essential Information

Listing #	SK017387
Price	\$345,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,640
Acres	10.00
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	Koob Acreage
Subdivision	N/A
City	Viscount Rm No. 341
Province	Saskatchewan
Postal Code	S0K4M0

## Amenities

Features	Acreage, Treed, Rectangular
Parking	Attached Garage, Garage, Gravel, Parking Space(s), RV
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Window Coverings, Garage door opener remote(s), Storage Shed, Stove
Heating	Natural gas Forced air
# of Stories	1

## Exterior

Exterior Features	Lawn, Garden Area
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## Listing Details

Listing Office	eXp Realty
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