

\$549,900 - Hwy 766 Acreage, Vanscoy Rm No. 345

MLS® #SK019717

\$549,900

5 Bedroom, 1.00 Bathroom, 1,336 sqft
Single Family on 38.12 Acres

N/A, Vanscoy Rm No. 345, Saskatchewan

Welcome to this incredible 38.12-acre property on HWY 766, offering the perfect blend of a comfortable family home and a remarkable opportunity for your dreams to take flight. Step inside the inviting 1336 sq/ft bungalow, where an open-concept main area greets you with warmth and functionality. The large living room, featuring beautiful original hardwood floors, flows seamlessly into the kitchen with its convenient breakfast bar—perfect for busy mornings or casual chats. Down the hall, you’ll find two spacious bedrooms plus a versatile den that makes an ideal home office or nursery. The primary bedroom offers a private retreat with patio doors opening directly onto the backyard. A large 4-piece bathroom completes the main floor. The partial basement adds significant living space with two additional bedrooms, a laundry area, and plenty of room for storage. This is also where you will find the home's utilities, including the water treatment system, holding tank, electric water heater, and propane furnace. Outside, the possibilities truly unfold. The property is equipped with an impressive set of outbuildings ready to support your hobbies, business, or agricultural ventures: A massive 60'x40' garage/shop, A charming 24'x16' building, perfect for a "she shed," art studio, or guest house, a classic Barn with a loft and a functional Pole Shed for storage. What sets this property into a class of its own is an unparalleled feature: it holds a grandfathered permit allowing for up to 784 animal units (yes,



you read that correctly). This rare and significant permit presents an extraordinary opportunity for agricultural entrepreneurs or families looking to establish a major livestock operation. This is more than just an acreage; it's a launchpad. Whether you envision a peaceful country life for your family or have ambitious agricultural goals, this property provides the foundation. Call your agent today to schedule a tour. (id:6289)

Built in 1950

Essential Information

Listing #	SK019717
Price	\$549,900
Bedrooms	5
Bathrooms	1.00
Square Footage	1,336
Acres	38.12
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Hwy 766 Acreage
Subdivision	N/A
City	Vanscoy Rm No. 345
Province	Saskatchewan
Postal Code	S0L3J0

Amenities

Features	Acreage, Treed, Corner Site
Parking	Detached Garage, Gravel, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Central Vacuum - Roughed In, Stove
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Heating	Propane Forced air
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 14th, 2025 at 3:01pm MDT