

# \$619,900 - Wood-sparrow Acreage, Vanscoy Rm No. 345

MLS® #SK020609

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,536 sqft  
Single Family on 10.76 Acres

N/A, Vanscoy Rm No. 345, Saskatchewan

Discover the perfect balance of country living and modern convenience with this 1,532 sq. ft. bungalow nestled on a beautifully treed 10-acre property just off the paved Agrium Road, offering both privacy and easy access to Saskatoon. This timeless home is equipped with a forced-air geothermal heating and cooling system for year-round comfort and efficiency. The main living area features vaulted ceilings, a west-facing bay window in the living room, and a garden door off the dining area that fill the space with natural light. The kitchen is designed for both function and style, with a center island, pantry, and great flow for entertaining. The primary bedroom includes a walk-in closet and a 3-piece ensuite, while a handy 2-piece bath and mudroom off the side entrance add practicality for acreage living. Built for comfort and efficiency, this home includes an ICF basement, triple-pane PVC windows, HRV, reverse osmosis drinking system, 200-amp service, iron filter, water softener, and a septic system with alarm. The impressive 32' x 48' heated workshop is ideal for hobbies, storage, or a home-based business, featuring in-floor boiler heat, 100-amp power, 240V EV/welder plug, and a 14' x 10' overhead door. If you're looking for a peaceful setting surrounded by nature with space to grow without sacrificing modern comfort, this property has it all. (id:6289)



Built in 2005

## Essential Information

Listing #	SK020609
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Square Footage	1,536
Acres	10.76
Year Built	2005
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	Wood-sparrow Acreage
Subdivision	N/A
City	Vanscoy Rm No. 345
Province	Saskatchewan
Postal Code	S0L0P0

## Amenities

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

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Window Coverings, Hood Fan, Stove
Heating	Geo Thermal Forced air
# of Stories	1
Has Basement	Yes

## Exterior

Exterior Features	Lawn, Garden Area
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## Listing Details

Listing Office	eXp Realty
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