

# \$749,999 - Junction Hwy 3/368 Acreage, Fletts Springs Rm No. 429

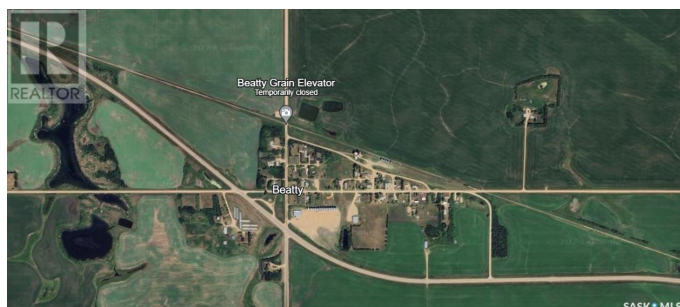
MLS® #SK996870

**\$749,999**

3 Bedroom, 1.00 Bathroom, 1,624 sqft  
Single Family on 21.82 Acres

N/A, Fletts Springs Rm No. 429,  
Saskatchewan

Prime Highway Frontage Property with Endless Potential! It's hard to find a property with better exposure than this! Situated at the high-traffic corner of HWY 3 (connecting Melfort and Prince Albert) and Highway 368 Junction (running from Beatty to St. Brieux and beyond), this 21.8-acre property sees an average of 1,600+ vehicles per day—an incredible opportunity for both residential and commercial ventures. This unique property has operated as both a residence and a greenhouse business for years, and it's packed with extras: --- Residence: A spacious 1,620 sq. ft. modular home featuring 3 bedrooms, 1 bath, a partial basement for extra storage, and a covered back deck for relaxing. Recently updated, it's move-in ready! --- Second Home: An older character home that needs some TLC but has always had heat maintained to protect the water lines—offering great potential for renovation or rental income. Outbuildings & Storage: -- Quonset for cold storage -- Heated workshop—perfect for year-round projects ---Over 20,000 sq. ft. of greenhouse space (17,000 sq. ft. heated!) Business & Investment Potential: Whether you want to continue operating the greenhouse business or explore new opportunities, the commercial-sized natural gas line allows for endless possibilities—farmers' bin yard acreage,



gas station, destination-style restaurant, event center, and more! Why Work for Others? With this property, you can live on-site, own your own business, and turn your dreams into reality with a location that offers unbeatable visibility and opportunity. Serious buyersâ€™donâ€™t miss out! Contact us today to schedule a viewing. (id:6289)

Built in 1982

**Essential Information**

Listing #	SK996870
Price	\$749,999
Bedrooms	3
Bathrooms	1.00
Square Footage	1,624
Acres	21.82
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	Junction Hwy 3/368 Acreage
Subdivision	N/A
City	Fletts Springs Rm No. 429
Province	Saskatchewan
Postal Code	S0J0C0

**Amenities**

Features	Acreage, Treed, Other
Parking	Gravel, Parking Space(s)

**Interior**

Appliances	Refrigerator, Dishwasher, Hood Fan, Storage Shed, Stove
Heating	Natural gas Forced air

**Exterior**

Exterior Features	Lawn, Garden Area
-------------------	-------------------

## Listing Details

Listing Office RE/MAX Blue Chip Realty - Melfort



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 7:31am MDT