

# \$377,777 - 31501 Hwy 774, Rural

MLS® #A2226302

**\$377,777**

3 Bedroom, 2.00 Bathroom, 1,609 sqft

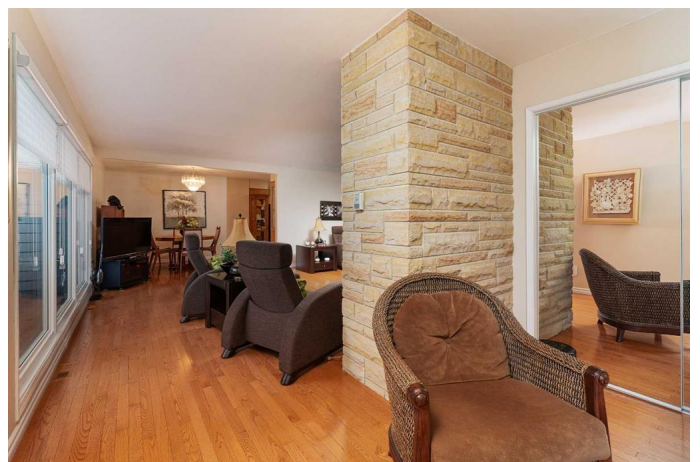
Residential on 2.67 Acres

NONE, Rural, Saskatchewan

Welcome to an enchanting acreage, nestled in a serene, park-like setting surrounded by a mature shelter belt that offers unmatched privacy and tranquility. As you arrive, the paved access and asphalt driveway guides you to the front door, hinting at the charm within. Step inside a spotless, immaculately maintained home with gleaming hardwood and elegant tile flooring. The kitchen, a culinary dream, boasts stunning quartz countertops, while the living room invites you to unwind by the cozy natural gas fireplace. The recently updated furnace ensures comfort throughout the seasons. Outside, the double detached garage provides ample parking and storage, and the beautifully maintained landscape enhances the property's storybook appeal.

This acreage seamlessly blends modern amenities with natural beauty, creating a perfect haven for those seeking comfort and serenity. Discover your new home today and start living your dream. Schedule your viewing now! Check out the 3D virtual tour!

Built in 1961



## Essential Information

MLS® #	A2226302
Price	\$377,777
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,609
Acres	2.67
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	31501 Hwy 774
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 0Y7

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, RV Access/Parking, Asphalt, Paved
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer, Satellite TV Dish
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Many Trees
Roof	Asphalt Shingle

Construction	Cedar, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	13
Zoning	CR

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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