

\$419,900 - 50474 Rge Rd 3212, Turtleford

MLS® #A2223011

\$419,900

4 Bedroom, 3.00 Bathroom, 1,475 sqft
Residential on 10.29 Acres

NONE, Turtleford, Saskatchewan

Peace, Privacy & Prairie Comfort â€” Just 8 Minutes from Turtleford. Nestled on 10.29 beautifully treed acres southwest of Turtleford, this 1,475 sq ft bungalow blends the charm of country living with the comfort of modern updates. Step inside to a completely refreshed main floor featuring an updated kitchen with newer cabinets, countertops, and appliances, plus a spacious pantry and convenient main floor laundry. The layout offers a bright and airy living room, three comfortable bedrooms, a full 4-piece bathroom, and a handy 2-piece bath just off the entryway. With 6" walls upstairs, you'll enjoy energy efficiency and solid construction throughout. Downstairs, the finished basement includes a cozy family room with a wood stove, a 3-piece bathroom, a large bedroom, and a bonus storage/office spaceâ€”plenty of room for relaxation or productivity. The exterior has seen a thoughtful facelift with vinyl siding, additional foam insulation, newer vinyl windows, and recently updated shingles (south side in 2020, north side in 2025). Enjoy peaceful evenings on the large deckâ€”with an optional ramp for accessibility. Outbuildings include a fully insulated 24' x 28' garage and several storage sheds, offering endless potential for hobbies, storage, or animals. Connected to reliable treated water from Turtlefordâ€™s pipeline and with a septic tank replaced just two years ago, this property ensures ease of living with no reliance on a well. Located on a quiet dead-end road, this acreage offers unbeatable



privacy and a sense of calm thatâ€™s hard to find. Whether you're looking to homestead, raise a family, or simply enjoy rural serenity, this is a place to truly call home.

Built in 1978

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2223011 |
| Price | \$419,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,475 |
| Acres | 10.29 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 50474 Rge Rd 3212 |
| Subdivision | NONE |
| City | Turtleford |
| County | Saskatchewan |
| Province | Saskatchewan |
| Postal Code | S0M 2Y0 |

Amenities

| | |
|--------------|---|
| Parking | Double Garage Detached, Garage Faces Front, Gravel Driveway, Insulated, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, |

| | |
|-----------------|---|
| | Stove(s), Washer, Window Coverings, Electric Water Heater |
| Heating | Baseboard, Electric |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Family Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 20 |
| Zoning | ACR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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