



## LUMSDEN 24.6 ACRES

- ♦ **MUST SEE** 24.68 acre acreage located East of Lumsden, close to the city of Regina, SK!
- ♦ Slightly rolling topography with a valley running through the property; 10 acres hay, balance pasture (fenced with some cross fencing)
- ♦ 400' Well; Water Softener; Iron Filter
- ♦ 40'x100' Shed (pole construction, mostly cold storage, insulated tack room, watering bowl); 16'x40' Hay Shed; Large Garden with Shed
- ♦ 1701 sq ft Walkout (2013) - 6 bedrooms, 4 bathrooms (full, full ensuite with soaker tub,  $\frac{3}{4}$ ,  $\frac{1}{2}$ ), island kitchen, central vac, main floor laundry, deck with pergola, developed basement with wood stove, double attached garage, vinyl siding, asphalt shingles
- ♦ ***Includes fridge, stove, built-in range, built-in microwave, garburator, washer, dryer***

**\$739,500.00**



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