



REGINA 51.3 ACRES

- ◆ 51.37 acre acreage with well treed yardsite and 3 homes located on Highway #33 located just 1 mile from City of Regina limits!
- ◆ Well; 2 Iron Filters; 2 Water Softeners; Cistern; Wascana Creek through property
- ◆ Stable (8 box stalls, concrete alley, electric heat, air exchange, tack room, hydrant, 50'x140' Indoor Riding Arena); 40'x60' Quonset (wood arch rib construction, 12' door, power); Hay Shelter; Corrals; Double Garage (wood floor); Single Garage (plumbed propane heat, concrete floor, overhead door); 24'x35' Utility Shed (concrete floor, propane heat, power, insulated); 60'x120' Shed/Shop (25'x60' Shop area with natural gas heat, insulated, 220 power, overhead crane, concrete floor, 16' overhead door)
- ◆ Home #1 - 1309 sq ft Bungalow (1969) - 3 bedrooms, 1 bath, hardwood floors, breakfast nook, main floor laundry, central vac, A/C, large deck, veranda, developed concrete basement, natural gas heat, wood burning fireplace, single attached garage; Includes - washer, dryer, fridge, freezer, 5'x9' slate pool table)
- ◆ Home #2 - 1598 sq ft Walkout (1987) - 3 bedrooms + 1 down, 3 bathrooms (full with Jet tub, ¾, ½), A/C, wood fireplace, 2 high efficient natural gas furnaces, large deck, firepit area overlooking Wascana Creek; Includes - fridge, stove, washer, dryer
- ◆ Home #3 - 880 sq ft Bungalow (1937) - 1 bedroom, 1 bathroom, A/C, natural gas heat,

\$1,225,000.00



LANE REALTY CORP.
Saskatchewan's Farm & Ranch Specialists™

Phone: (306) 569-3380

Fax: (306) 569-3414

www.LaneRealtyCorp.com