

78040 Road 1W

Argyle, MB

\$449,900 | 3 BEDS | 1 BATH | 1,258 SQ FT | LOT SIZE: 5.31 ACRES

5.31-Acre Hobby Farm Just Outside Argyle



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Enjoy the space and freedom of country living with this inviting 3-bedroom, 1-bathroom home situated on 5.31 acres just outside Argyle. Offering 1,258 sq. ft. of comfortable living space, the home features a bright open-concept living area and eat-in kitchen, good-sized bedrooms, vinyl plank flooring, a spacious sunroom, and a full unfinished basement ready for future development.

Perfect for families or anyone dreaming of a small hobby farm, the property is already well equipped with a chicken house, three-sided horse shelter, three pens, and water plumbed directly to the corral. A detached garage provides additional storage and workspace, while several newer upgrades add to the home's appeal.

Outside, there is plenty of room to enjoy with an above-ground pool and equipment, play structure, trampoline, and a property surrounded by Saskatoon and wild raspberry bushes. Appliances are also included.

With space for animals, kids, gardens and outdoor living, this is a fantastic opportunity to enjoy a relaxed rural lifestyle while remaining 20 minutes from Winnipeg.

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Window Coverings
- Blinds
- Shed
- Play Structure
- Trampoline
- Pool & Equipment
- 2nd Chicken House

SPECIFICATIONS

- Style: Bungalow
- Age: 1957
- Gross Taxes: \$2,884.47

MEASUREMENTS ——— MAIN FLOOR ———

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|---------------------------------------|-----------------------------------|---------------------------------|
| <u>Eat-in Kitchen: 22.58 x 13.17</u> | <u>Living Room: 14.00 x 17.58</u> | <u>Main Bath: 4 Piece</u> |
| <u>Primary Bedroom: 13.33 x 13.67</u> | <u>Bedroom #2: 10.42 x 11.42</u> | <u>Bedroom #3: 9.17 x 10.92</u> |

————— BASEMENT ———

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| <u>Rec. Room: 25.25 x 21.92</u> | <u>Cold Room: 10.83 x 4.42</u> |
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FEATURES

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| <ul style="list-style-type: none">• Forced Air Electric Furnace• Sump Pump• 200 Amp Electrical Panel• 40 Gallon Electric Hot Water Tank• Vinyl Siding Exterior (Extra SM Insulation on Exterior before Siding Installed in 2019)• Asphalt Shingles (2019)• Aluminum Soffits & Fascia (2019)• PVC & Wood Framed Windows• Full Unfinished Basement (Redone in 2003 w/ Sump Pit & Weeping Tile)• Roughed-in Bathroom in Basement• Concrete Foundation• Well Water (New Drilled Well in 2020 + Pressure Tank Wiring)• 2nd Well w/ Jet Pump & Pressure Tank by Hydrant in Yard | <ul style="list-style-type: none">• Starlink Internet• Septic Tank & Field (2003 - Deep Burial Tank)• Wood Burning Fireplace• Vinyl Plank Flooring• Single Detached Garage• 18' x 18' Deck (2019)• 12' x 22' Sunroom• 18' Diameter Above Ground Pool• 3-Sided Shelter for Horses• 3 Separate Pens• Water Plumbed Out to Corral @ 8ft Deep (Won't Freeze. Has Power & Breaker)• Property is Surrounded in Saskatoon & Wild Raspberry Bushes |
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