

# \$159,000 - 110 Hwy40, Neilburg

MLS® #A2212457

**\$159,000**

2 Bedroom, 1.00 Bathroom, 816 sqft  
Residential on 0.96 Acres

NONE, Neilburg, Saskatchewan

Escape to Neilburg, Saskatchewan, where charm meets opportunity on this nearly 1-acre property! This cozy 2-bedroom, 2-bathroom home boasts modern upgrades like new windows and shingles, paired with rustic wood panel walls that exude warmth and character. The custom kitchen cabinets offer a stylish touch, while the convenience of main-floor laundry makes everyday living a breeze. Outside, the durable Hardiboard and stucco siding ensure lasting curb appeal, and the detached single garage provides ample storage. With a spacious open basement ready for your creative vision, this property is perfect for those seeking a blend of comfort, potential, and space to grow. Donâ€™t miss your chance to make this your first home!

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212457    |
| Price          | \$159,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 816         |
| Acres          | 0.96        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 110 Hwy40    |
| Subdivision | NONE         |
| City        | Neilburg     |
| County      | Saskatchewan |
| Province    | Saskatchewan |
| Postal Code | S0M2C0       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Open Floorplan                                            |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s) |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Full, Unfinished                                          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Siding                 |
| Foundation        | Block                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 163              |
| Zoning         | R1               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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