

KLASSEN ACREAGE

10 Acres of Country Living to Make Your Own

$349,900

PROPERTY SIZE	10 ACRES
DWELLING	2,150 SQFT HOME



2,150 SQ FT. HOME



MATURE TREES & YARD



1 QUONSET AND 1 SHOP, BOTH WITH POWER



SPRING FED 2.8 ACRE POND

MLS: SK025319

Rare Blend of Character, Space & Prairie Quiet

Set on 10 acres, this well-built 2,150 sq ft home offers space, privacy, and strong bones ready for its next chapter. With five bedrooms, generous living areas, functional outbuildings and mature trees framing the yard, this is a solid acreage with great potential for anyone looking to make it their own.

5 Bedrooms	2.5 Bathrooms	10 Acres
1 Workshop w/ power	2 Attached Car Garage	1 Quonset w/ power

MURDOCH FARM TEAM

DALE MURDOCH, REALTOR ®
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CONVENIENTLY LOCATED

Mature trees, open prairie views, and functional outbuildings create a comfortable and practical rural retreat, close to Swift Current but surrounded by nature and quiet.

Situated just 17 minutes north of Swift Current and a short drive to the shores of Saskatchewan Landing Provincial Park, this property offers an easy balance between country quiet and community access. Enjoy quick routes to recreation, fishing, hiking, and boating, with amenities close at hand.



KITCHEN



LIVING ROOM



MASTER BEDROOM



DINING ROOM

A Well-Built Home on 10 Acres

Whether you're looking for room to grow, work, or simply breathe, this property delivers comfort, privacy, and everyday convenience near the lake.

Set on 10 acres surrounded by prairie quiet, this acreage combines the charm of a well-built home with the flexibility of country living.

A solid foundation for anyone looking to create a place truly their own.

Your acreage life awaits!

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KLASSEN ACREAGE
PROPERTY INFORMATION

LEVEL	ROOM	LENGTH FT	WIDTH FT
Main	Kitchen	16	15
Main	Living Room	20	23
Main	Dining Room	12	12
Main	3-pc Bathroom	10	8
Main	Master Bedroom	13	12
Second	Bedroom 2	15	11
Second	Bedroom 3	13	9
Second	Bedroom 3	12	11
Second	Bedroom 4	11	11
Second	2-pc Bathroom	6	5
Basement	3-pc Bathroom	6	5
Basement	Utility Room	15	10
Basement	Recreation Room	18	20
Basement	Storage	5	8
Basement	Storage	8	11

BOYES GROUP REALTY INC.

MLS: SK025319

KLASSEN ACREAGE
PROPERTY INFORMATION

A Practical and Peaceful 10-acre Property

The Klassen acreage is a dependable, well-built property that sits on 10 acres of private, gently rolling land. The home itself has strong bones and ample room for family, guests, or multi-use spaces. Outside, the mature yard, workshop, and storage areas add function and value, creating a property that is easy to live on today with the freedom to personalize over time. It's an acreage with meaningful potential and a setting that offers peace, privacy and wide-open room to grow.



LOCATION

- **10-acre parcel** in the RM of Saskatchewan Landing No. 167
- **Easy access** to Hwy 4 and Swift Current

UTILITIES

- **Water:** Reliable well with ample supply
- **Sewer:** Septic system with pump-out
- **Power:** 100 Amp electrical service
- **Heat:** Forced-air furnace
- **Water** Heater: Electric
- **Cell service** in area is excellent
- **Internet:** High speed available in the area
- Average utility costs available upon request

OUTBUILDINGS

- **38' × 60' workshop/storage building** with concrete floor
- **32' × 40' shop (**insulated partitioned for multiple uses: storage or workspace or hobby area)
- Yard layout suited for home business, trades, recreation storage.

HOME FEATURES

- **2,150 sq ft home** (original 1918 build with later expansions)
- 5 bedrooms, 3 bathrooms
- Spacious family room and dining area
- **Bright kitchen** with yard views
- **Partially finished basement** with rec space & storage
- **Attached two-car garage** (1989 addition)
- **Flexible layout** ideal for families, multi-generational living, or hosting guests

YARD

- **Mature yard** with trees, perennials, and natural prairie shelterbelt
- **Large garden area**
- **Natural spring-fed pond** adding privacy and wildlife interest
- **Well-maintained driveway** and yard approach
- **Plenty of parking** for equipment, trailers, or RVs
- Open space for future shop, barn, or hobby-farm development

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