

# 10 ACRES NORTH OF RUSSELL

<https://north-star.stagingtestzone.com>

\$ 309,900

Searching for that acreage in a great location? Close to Russell and along a paved highway? You don't have to search any longer. This property has 10 acres with a beautifully treed yardsite and has a few acres of cultivated land. 1,436 SF bungalow was built in 1980. Main floor has large living room, eat in kitchen, 3 bdrms & full bath. Basement has a family room, 1 bdrm, laundry room, storage room, cold room, 3 pc bath and office. Electric baseboard & wall heaters. Wood basement. 200 amp panel. Sump pump. House has vinyl exterior, asphalt shingles. Yard is extensively landscaped. 2 gardens. Private yard. 20' x 30' barn and a 18' x 32' garage/workshop both have metal roofs & concrete floors. 7 miles north of Russell along paved highway #83. Inclusions: dishwasher (2022), window coverings, portable air conditioner, freezer, central vac (2022) Shaw satellite dish. Sewage ejector has been approved by MB Conservation. 40' well. Price \$309,900 plus 5% GST.

- 4 beds
- 2 baths
- Acreage, Bungalow, Residential



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🌐 [Website](#)



**BASIC FACTS**

<b>Property ID:</b> 8783	<b>MLS® Number:</b> 202215735
<b>Status:</b> Pending	<b>Type:</b> Acreage Bungalow Residential
<b>Size:</b> 1436	<b>Bedrooms:</b> 4
<b>Bedrooms Detail:</b> 3 on the main floor and 1 in the basement	<b>Bathrooms:</b> 2
<b>Bathrooms Detail:</b> 3 pc with tub on main floor. 3 pc with shower in basement	<b>Lot Size:</b> 10 Acres
<b>Lot size:</b> 10 acres	<b>Year built:</b> 1980
<b>Listing Tax Year:</b> 2022	<b>Property Taxes:</b> Unknown
<b>Area:</b> 10 acres	<b>Location:</b> Russell
<b>Style:</b> Bungalow	<b>Basement Size:</b> 986 Square feet
<b>Garage:</b> 18' x 32' Detached garage/workshop and a 20' x 30' barn.	<b>Heating:</b> Electric baseboard & wall heaters
<b>Exterior:</b> Vinyl	<b>Roof:</b> Asphalt shingles
<b>Front Exposure:</b> East	<b>Sewer:</b> Septic holding tank & ejector
<b>Water:</b> Well	<b>School District:</b> Parkwest School Division
<b>High School:</b> Russell	<b>Middle School:</b> Russell
<b>Elementary School:</b> Russell	<b>Inclusions:</b> Dishwasher, window coverings, Shaw satellite dish
<b>Legal Description:</b> Pt of NE 4-22-28 W1	<b>Total Acres:</b> 10 Acres