



HAMMOND

R E A L T Y

\$1,200,000

Saskatoon / Martensville 10-acre Acreage



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HAMMOND

REALTY

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Beautiful 10-Acre Acreage – Minutes from Saskatoon & Martensville

Enjoy the perfect blend of privacy and convenience with this mature, tree-lined 10-acre acreage located just 5 minutes from both Saskatoon and Martensville. Nestled in a quiet and serene setting, this property offers ample space, functional outbuildings, and a spacious family home—ideal for anyone looking to live the acreage lifestyle without sacrificing proximity to city amenities.

Home Features:

- 2,153 sq. ft. Two-Storey Home (Built in 1979)
- 3 Bedrooms | 3 Bathrooms (2pc, 4pc, and 3pc ensuite)
- Partially, Developed Basement – Ready for your customization

Utilities & Services:

- 3-Phase Power at the road
- Rural Water Line with drip system, holding tank & pressure system
- Well Water with pump and pressure system
- Additional Garden Well from dugout on adjacent land (with pump & pressure system)

Outbuildings & Extras:

- Shop (20' x 30')
 - Insulated with electric heat, in-floor oil change pit, 110V & 220V power, concrete floor
- Quonset (40' x 69')
 - Metal construction, 200-amp electrical service, dirt floor
- Garage (16' x 24'), power, cement floor, lined vinyl/exterior shingles
- ***Not included in sale:*** Outdoor pool and portable sauna in the house. Kids' play structures, office trailer and sea cans are also not included in the sale and will be removed prior to closing.

Please note: Vendor requires a 24-hour notice to show the property.

Saskatoon / Martensville 10-acre Acreage



Prop Type:	Residential	Location:	Corman Park Rm No. 344
SubType:	Acreage		
Tot Lnd Acr:	10		
WaterBody:			
Style:	2 Storey	Postal Code:	S7K 3J7
Bldg Type:	House	Possession:	TBD
Year Built:	1979		
Beds:	3	Baths:	3
SqFt:	2,153	Levels AG:	2.0
Zoning:	Res/Ag		
Legal:	PT NW 5-38-5 W3 Blk/Par A Plan 102255678 Ext 0		
Latitude	52.243676	Longitude	-106.691592
Ownership:	Freehold	Tax Amt/Yr:	\$4,269 / 2025

Service To Property: Yes

Public Remarks: Beautiful 10-Acre Acreage – Minutes from Saskatoon & Martensville Enjoy the perfect blend of privacy and convenience with this mature, tree-lined 10-acre acreage located just 5 minutes from both Saskatoon and Martensville. Nestled in a quiet and serene setting, this property offers ample space, functional outbuildings, and a spacious family home—ideal for anyone looking to live the acreage lifestyle without sacrificing proximity to city amenities. Home Features: • 2,153 sq. ft. Two-Storey Home (Built in 1979) • 3 Bedrooms | 3 Bathrooms (2pc, 4pc, and 3pc ensuite) • Partially, Developed Basement – Ready for your customization Utilities & Services: • 3-Phase Power at the road • Rural Water Line with drip system, holding tank & pressure system • Well Water with pump and pressure system • Additional Garden Well from dugout on adjacent land (with pump & pressure system) Outbuildings & Extras: • Shop (20' x 30') o Insulated with electric heat, in-floor oil change pit, 110V & 220V power, concrete floor • Quonset (40' x 69') o Metal construction, 200 amp electrical service, dirt floor • Garage (16' x 24'), power, cement floor, lined vinyl/exterior shingles • Not included in sale: Outdoor pool and portable sauna in the house. Kids' play structures, office trailer and sea cans are also not included in the sale and will be removed prior to closing. Please note: Vendor requires a 24-hour notice to show the property.

Service to Prop Comments: Power, phone NG, 3-phase power at road.

Rooms Information

Beds: 3			Bathrooms: 3			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Kitchen	12'16" x 17	Hardwood	2	M	Foyer	9' x 13'
3	M	Family Room	19' x 14'8"	Carpet	4	M	Dining Room	12'4" x 10'3"
5	M	Living Room	21' x 13'	Hardwood	6	M	2-pc bath	7'9" x 3'
7	M	Nook	4' x 4'6"	Tile	8	2	4-pc bath	7'8" x 11'3"
9	2	Bedroom	12' x 13'	Engineered Hardwood	10	2	Bedroom	13' x 13'
11	2	Primary Bedroom	11'6" x 14'6"	Hardwood	12	2	3-pc en suite	7'7" x 5'
13	2	Other	3' x 14'	Carpet	14	B	Unfinished	25'10" x 32'6"

Property Information

Exist Prop:	No	PCDS:	Yes	GST:		PST:	
Construction:	Wood Frame						
Roof:	Asphalt Shingles						
Exterior:	Vinyl						
Basement:	Partial Basement, Partially Finished			Sep Entry:	No		
Bsmnt Walls:	Concrete			Bsmnt Ste #:			
Equip Incl:	Fridge, Stove, Washer, Dryer, Central Vac Attached, Dishwasher Built In, Garage Door Opnr/Control(S), Hood Fan						
Features:	Air Conditioner (Central), Natural Gas Bbq Hookup						
Outdoor:	Deck, Garden Area, Lawn Back, Lawn Front, Patio, Trees/Shrubs			Wtr Softner:	Included		
Heating:	Forced Air, Natural Gas			Furnace:	Furnace Owned		
Water Htr:	Included/Gas						
Fireplace:	1/Wood			Tot Lot Area:	10.00 Acres		
Lot Width:		Depth:					
Lot Desc:	Backs on to Field/Open Space			Insulated Garage:	Fully Insulated		
Gar /Prk:	2 Car Attached			Heated Garage:	Yes		
Garage Size:	24.0 x 21.0			Park Sp:			
Driveway:	Gravel Drive						
Monitoring Disco:	None						

Acreage Information

Mineral Rgts:		Land Lsd:	No	Financial Oblig?:	
Topography:	Flat			Other Bldgs:	
Bush:	Shelter Belt	Sloughs:	None	Power:	Yes
Fences:	None			Phone:	Yes
Propane Tank:				Yard Light:	Yes
Nearest Town:		Dist to Town:	8km	Dist to High Schl:	10km
Dist to Elem:	10km	School Bus:		Wtr Treat Equip:	Included

Wtr Supply:	Dugout, Public Water Line, Well					Sump Pump:	Svc To Property: Yes	
Sewer:	Liquid Surface Dis, Septic Tank							
Srv To Prp Rem:	Power, phone NG, 3-phase power at road.							
RM	Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres	
Corman Park RM No. 344	203367854	NW	5	38	5	W3	10.00	

This information is believed to be reliable but should not be relied upon without verification.





















