

\$655,250 - 206 Sharma Lane, Saskatoon

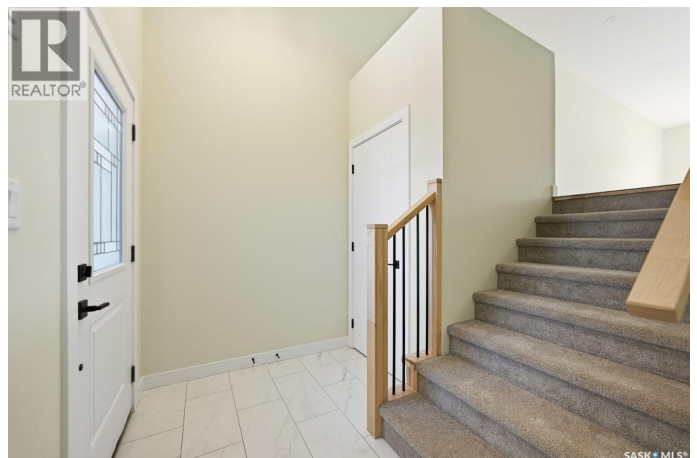
MLS® #SK000182

\$655,250

5 Bedroom, 4.00 Bathroom, 1,435 sqft
Single Family on 0.08 Acres

Aspen Ridge, Saskatoon, Saskatchewan

This modified bi-level home in Aspen Ridge offers modern living in one of Saskatoon's most desirable and growing neighbourhoods. Just minutes from grocery stores, gyms, restaurants, and more, it combines convenience with comfort. Built by SK Homes, this property blends functionality with thoughtful design. As you enter, you are welcomed by a spacious foyer with stairs leading to both the main floor and the basement. The main floor features an open-concept layout with the living and dining areas connected, and the kitchen tucked to the side—open to the dining room but hidden from the entrance for added privacy. The kitchen is finished with soft-close cabinetry and quartz countertops, details that carry throughout the home. This level also includes two bedrooms and a 4-piece bathroom. Upstairs, the private master retreat offers space and comfort with a walk-in closet and a 5-piece ensuite. The owner's side of the basement features a generous recreation room and a 4-piece bathroom. The legal suite includes two bedrooms, a 4-piece bathroom, and an open-concept kitchen, dining, and living area—ideal for rental income or extended family. This home includes a double attached garage, a double concrete driveway leading to the basement suite entrance, and front landscaping. Appliances for the main floor kitchen (excluding microwave) are included, along with all basement suite kitchen appliances. Washers and dryers for both the



main floor and the legal suite are not included. Additional features include AC coils pre-installed for a more affordable future air conditioning upgrade, a gas line in the kitchen for a future gas stove, a gas hookup on the deck for BBQ, and a gas line in the garage for a future heater. Unless otherwise specified, all qualifying rebates shall be assigned to the Builder. (id:6289)

Built in 2025

Essential Information

Listing #	SK000182
Price	\$655,250
Bedrooms	5
Bathrooms	4.00
Square Footage	1,435
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	206 Sharma Lane
Subdivision	Aspen Ridge
City	Saskatoon
Province	Saskatchewan
Postal Code	S7K1K7

Amenities

Features	Rectangular, Double width or more driveway, Sump Pump
Parking	Attached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Microwave, Garage door opener remote(s), Hood Fan, Stove
Heating	Natural gas Forced air

Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes

Listing Details

Listing Office Realty ONE Group Dynamic



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