

\$899,900 - 1137 13th Street, Saskatoon

MLS® #SK006458

\$899,900

3 Bedroom, 3.00 Bathroom, 1,789 sqft

Single Family on 0.08 Acres

Varsity View, Saskatoon, Saskatchewan

Welcome to 1137 13th Street East, a stunning, newly built home in the heart of Varsity View offering 1,789 sq. ft. of refined two storey living space, plus an 891 sq. ft. basement with a separate side entrance for a future secondary suite. This 3-bedroom, 2.5-bath home showcases high-end finishes throughout, including quartz countertops, Frigidaire Professional appliances with built-in wall ovens and a 36" induction cooktop, and premium fixtures. The spacious primary suite features a luxurious ensuite with a soaker tub, custom tile shower, and electric in-floor heating. Designed for both comfort and performance, the home features 9'™ ceilings on both the main and basement levels, thickened exterior walls with R28 insulation, and insulated interior walls to enhance privacy and reduce sound transfer. The basement includes in-floor hydronic heating for maximum winter comfort, and the main living area is bright and airy thanks to extra-large triple-pane windows. Outside, enjoy a rear 10' x 10' deck with black aluminum railings, James Hardie fiber cement siding and stucco exterior, and a detached 22x24 double car garage. This home combines elegance, energy efficiency, and flexibility—perfect for modern living. Don't miss your chance to make it yours—contact your REALTOR® today and ask about the secondary suite incentive program. please note;interior photos are renderings and may not be built exactly as shown. (id:6289)



Built in 2024

Essential Information

Listing #	SK006458
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,789
Acres	0.08
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1137 13th Street
Subdivision	Varsity View
City	Saskatoon
Province	Saskatchewan
Postal Code	S7H0B8

Amenities

Features	Rectangular, Sump Pump
Parking	Detached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Oven - Built-In, Garage door opener remote(s), Hood Fan
Heating	Natural gas Forced air, Hot Water, In Floor Heating
Cooling	Air exchanger
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office	Coldwell Banker Signature
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