

\$266,900 - 122 Hamilton Street, Davidson

MLS® #SK007063

\$266,900

3 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.16 Acres

N/A, Davidson, Saskatchewan

Charming 3 BEDROOM, 2 BATH Bi-Level Home in Davidson - Ideally Located Between Saskatoon & Regina! Welcome to 122 Hamilton Street in the friendly community of Davidson, SK. This well-maintained 1,027 sq ft bi-level home, built in 1974, offers a FUNCTIONAL LAYOUT with great living space and a series of thoughtful updates that add comfort and efficiency. The main floor features a bright, SPACIOUS LIVING ROOM, a practical kitchen with direct access to a 14' x 12' deck - ideal for outdoor dining - and convenient MAIN-FLOOR LAUNDRY. There are two well-sized bedrooms and a full 4-piece bathroom on this level. Downstairs, the home offers added versatility with a LARGE FAMILY ROOM, a third bedroom, and a 3-piece bathroom. The basement family room retains its original charm with vintage carpet and paneling - an excellent opportunity for personal touch to suit your style. Numerous UPGRADES have been completed, including NEW VINYL SIDING with $\hat{A}^{3/4}$ -inch rigid foam insulation (2015), all NEW WINDOWS on the main floor (excluding the bathroom), and new front and back doors (2015). Additional updates include a brand new hot water heater (2024), as well as a new electrical panel and exterior mast. Set on a maturely landscaped lot, this home is move-in ready with room to make it your own. Located just 60 minutes south of Saskatoon and approximately 90 miles north of Regina, both via the double-lane Highway 11, it offers a perfect balance of



small-town tranquility and big-city access.
Don't miss out on this excellent opportunity in
a welcoming, centrally located community!
(id:6289)

Built in 1974

Essential Information

Listing #	SK007063
Price	\$266,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,027
Acres	0.16
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	122 Hamilton Street
Subdivision	N/A
City	Davidson
Province	Saskatchewan
Postal Code	S0G1A0

Amenities

Features	Treed, Rectangular, Double width or more driveway
Parking	Gravel, None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dryer, Freezer, Window Coverings, Hood Fan, Storage Shed, Stove
Heating	Electric, Natural gas Baseboard heaters, Forced air
Cooling	Wall unit
Has Basement	Yes

Exterior

Exterior Features	Lawn, Garden Area
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Listing Details

Listing Office Royal LePage Varsity



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