

\$254,900 - 52 22nd Street, Battleford

MLS® #SK007832

\$254,900

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Single Family on 0.27 Acres

N/A, Battleford, Saskatchewan

Prime Location! Situated near the end of 22nd ST in Battleford this home is close to CO-OP, the post office, doctors offices & several downtown amenities. Sitting on a generously sized lot that provides much needed privacy is this 1246 sqft family home with 4 bedrooms & 3 bathrooms. Looking for a simple yard or one to make into the yard of your dreams? This lot has 118.5 frontage and is 99.0 ft deep which leaves room for endless landscaping ideas! On the main floor there are 3 bedrooms with 1 bedroom in the basement. The roomy master bedroom has a private 2pc bathroom and the main floor 4pc bath combo with laundry means no longer running to the basement to wash clothes. Each of the bedrooms have updated PVC sliding windows and are generously sized making sure there is plenty of room for all your bedroom furniture. The open concept main floor living area has a galley style kitchen with some updated cabinets which is right next to the dining area that leads to a huge living room. The flooring through the main floor has been tastefully updated so it is allergy friendly with no carpet. The basement is the perfect hang out with an L-shaped rec room area, a 3pc bathroom, a storage room and a 4th bedroom. To complete this package a 24x24 double car garage which ensures your vehicles can stay out of the elements and with a double paved driveway there is plenty of room to park your toys and RV. The shingles on the house and garage were replace approx. 6yrs ago and there is HE furnace as well. Just



what you've been waiting for? Call today to
book your appointment! (id:6289)

Built in 1975

Essential Information

Listing #	SK007832
Price	\$254,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,246
Acres	0.27
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	52 22nd Street
Subdivision	N/A
City	Battleford
Province	Saskatchewan
Postal Code	S0M0E0

Amenities

Features	Treed, Rectangular, Double width or more driveway
Parking	Detached Garage, Parking Pad, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Stove
Heating	Natural gas Forced air
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office

Action Realty ASM Ltd.



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