

\$259,900 - 101 32nd Street W, Saskatoon

MLS® #SK008837

\$259,900

3 Bedroom, 2.00 Bathroom, 890 sqft

Single Family on 0.08 Acres

Caswell Hill, Saskatoon, Saskatchewan

Exciting Opportunity Awaits! Here's your chance to invest in a property with incredible potential! Take advantage of the government grant legal suite incentive program and put your sweat equity to work. This home has been extensively updated, featuring rewiring, newer windows, shingles, garage door, and refreshed bathroom, paint, and flooring. With an amazing floor plan that exudes character and charm, you'll love the abundance of natural light streaming through large windows and piano windows on both sides of the fireplace. The open-concept design boasts a spacious living room and dining area that overlook the kitchen, providing ample cabinets and counter space for all your culinary endeavors. This property is equipped with a newer high-efficiency furnace and central air for your comfort. And let's not forget about the location—close to Kelsey Campus, on a major bus route, and just minutes away from grocery stores and shopping! The main floor includes two generously sized bedrooms and a main bath that is roughed in for a washer and dryer—perfect for convenience! Plus, there's a separate entrance for your future legal suite, R2 zoning, making this an ideal investment opportunity. The sellers had plans for the basement, and the demo has already begun! Enjoy the outdoors with a double concrete pad for parking, a fully fenced yard, an interlocking brick patio, a double detached garage with a newer garage door, and an updated water heater. This is a rare



opportunity you won't want to miss!
(id:6289)

Built in 1929

Essential Information

Listing #	SK008837
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Square Footage	890
Acres	0.08
Year Built	1929
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	101 32nd Street W
Subdivision	Caswell Hill
City	Saskatoon
Province	Saskatchewan
Postal Code	S7L0S2

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dryer, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office

RE/MAX Saskatoon



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