

\$579,900 - 263 Barrett Street, Saskatoon

MLS® #SK012837

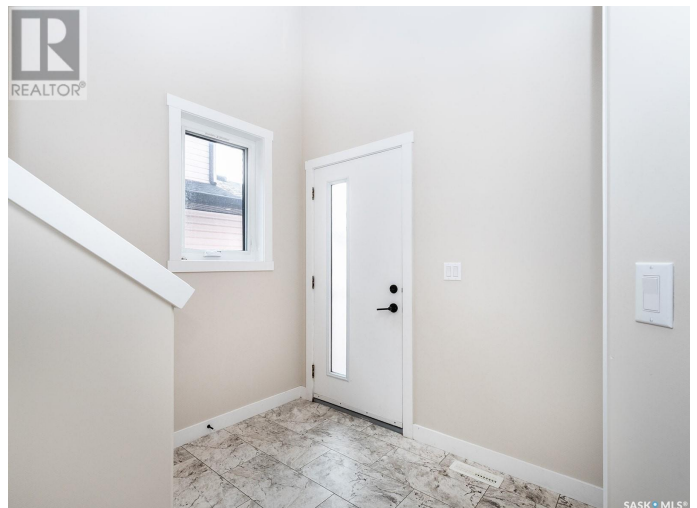
\$579,900

4 Bedroom, 4.00 Bathroom, 1,640 sqft

Single Family on 0.09 Acres

Aspen Ridge, Saskatoon, Saskatchewan

Welcome to this stunning 1,640 sq. ft. two-storey home located in the desirable Aspen Ridge neighbourhood of Saskatoon. Built in 2020, this modern home offers thoughtful design, quality finishes, and a layout perfect for growing families or anyone seeking stylish, functional living. Step into a large, bright foyer that greets you with soaring ceilings open to the second level. The main floor features a spacious family room, a convenient 2-piece powder room, and a beautiful kitchen with granite countertops, a center island with built-in sink and dishwasher, and nearly new stainless steel appliances. The open-concept layout makes entertaining a breeze while offering plenty of room for everyday life. Upstairs, you'll find 3 large bedrooms and a bonus room that overlooks the main floor, ideal for a home office, playroom, or lounge area. The primary suite includes a 3-piece ensuite and his-and-hers closets. The second-floor laundry adds extra convenience, right where you need it most. The fully developed basement offers even more living space with a cozy family room, additional bedroom, and a full bathroom with a stand-up shower. The only carpet in the home is in the basement, making the rest of the house ideal for pet owners or allergy sufferers, thanks to upgraded laminate flooring throughout. Outside, the xeriscape front yard is low maintenance and stylish, complete with rocks and a finished concrete driveway. The fully fenced backyard (with durable white vinyl



fencing and back alley access) features a deck and offers great potential for you to add your personal touch – plus the added bonus of extra parking off the alley. Located in one of Saskatoon’s newest and most vibrant communities, this home combines comfort, practicality, and modern charm. Don’t miss your chance to make it yours! (id:6289)

Built in 2020

Essential Information

Listing #	SK012837
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Square Footage	1,640
Acres	0.09
Year Built	2020
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	263 Barrett Street
Subdivision	Aspen Ridge
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W1C6

Amenities

Features	Treed, Sump Pump
Parking	Attached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener remote(s), Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger

of Stories 2
Has Basement Yes

Listing Details

Listing Office Century 21 Fusion



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