

\$1,399,000 - 709 Lansdowne Avenue, Saskatoon

MLS® #SK015253

\$1,399,000

3 Bedroom, 3.00 Bathroom, 2,012 sqft

Single Family on 0.10 Acres

Nutana, Saskatoon, Saskatchewan

Welcome to 709 Lansdowne Avenue, built by Bella Vista Developments. To truly appreciate the craftsmanship and “Life-First” Design Approach that define this home, we encourage you to tour the Bella Vista Show Home at 1121 13th Street East. There, you’ll see firsthand the same level of detail, quality, and thoughtful finishes that make Lansdowne—and every Bella Vista build—stand out. Located in one of Saskatoon’s most coveted character neighbourhoods, this home blends heritage warmth with modern sophistication. Just blocks from the river, its exterior nods to timeless design with a classic roofline, stone accents, and Hardie Board siding, while sleek black-framed windows add a contemporary edge. Inside, an airy, open-concept layout is filled with natural light. Rich hardwood floors flow throughout, complemented by a neutral palette and custom millwork at every turn—from the coffee bar and pantries to the dining room feature wall and living room built-ins. The kitchen is a chef’s dream with quartz countertops, a premium appliance package (including beverage fridge), and an intuitive design perfect for everyday living or entertaining. Upstairs, the primary suite is a true retreat with a spa-inspired ensuite featuring a steam shower (multiple heads, bench seating), drop-in tub, and heated floors. Two additional bedrooms and a full bath complete this level. The suite-ready basement offers excellent potential for extended family or



rental income. Additional highlights include a/c, abundant built-in storage, and a back entry with custom cabinetry. At this stage, the builder is happy to customize finishes to suit your lifestyle. Outside, enjoy a private backyard oasis, or stroll to Broadway’s shops, cafes, and the nearby riverbank. 709 Lansdowne Avenue is more than a home—it’s a showcase of Bella Vista’s quality and vision. Tour the Show Home at 1121 13th Street East to experience what’s possible. (id:6289)

Built in 2025

Essential Information

Listing #	SK015253
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,012
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	709 Lansdowne Avenue
Subdivision	Nutana
City	Saskatoon
Province	Saskatchewan
Postal Code	S7N1E4

Amenities

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

Interior

Appliances	Refrigerator, Dishwasher, Microwave, Garage door opener remote(s), Hood Fan, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features Lawn, Underground sprinkler

Listing Details

Listing Office Coldwell Banker Signature



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