

\$777,777 - 30 West Park Drive, Battleford

MLS® #SK015646

\$777,777

6 Bedroom, 4.00 Bathroom, 2,107 sqft

Single Family on 0.59 Acres

West Park, Battleford, Saskatchewan

Welcome to this Thomas Kinkadee-inspired setting—your custom-built bungalow framed by lush greenery & a colorful picket fence. With 3 entrances & nearly 4,200 sq. ft. across 2 levels, this home offers a lifestyle upgrade for the whole family. Despite offering every modern convenience—from fiber internet & air conditioning to in-floor heating (including the 12-ft-high garage), alarm system, HRV ventilation, central VAC, 200-amp service, & more—it never loses its focus on being a HOME. At its heart is a massive 525+ sq. ft. country kitchen, pantry, & dining area overlooking a beautifully landscaped backyard. L-shaped counters are surrounded by ample high-quality cabinetry—perfect for any culinary enthusiast, even Mary Berg. An ideal space for family dinners or entertaining friends & associates. Though the home offers 6 bedrooms, these versatile spaces can serve as offices, dens, libraries, or classrooms. It's perfectly suited for multi-generational living, with 2 bedrooms & a living room downstairs—ideal for teens or guests—and room for a home gym. Younger children can stay upstairs, while older ones enjoy their own space with room for gaming and study. The no-step garage entry & walk-in tub/shower ensure accessibility. Outside, nearly an acre of deer-resistant landscaping includes a fire pit, hot tub area, & large screened porch with natural gas hookup for your grill. There's room for monkey bars, slides, or games like badminton & disc golf—easily supervised



from large Hunter Douglas-treated windows. The rainbird-serviced yard is also perfect for pets to roam, from Garfield chasing Odie to Snoopy dancing with Spike. The oversized 12-ft-high garage offers space for kayaks, bikes, EVs, fishing gear, & more, plus a large workshop & upper storage. A third entrance features an 80x28 lane, ideal for an RV, motorhome, or boat. This is a home with heartâ€”built for those whose hard work earned them a forever place. May there always be the peace of love for all within.

(id:6289)

Built in 2010

Essential Information

Listing #	SK015646
Price	\$777,777
Bedrooms	6
Bathrooms	4.00
Square Footage	2,107
Acres	0.59
Year Built	2010
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	30 West Park Drive
Subdivision	West Park
City	Battleford
Province	Saskatchewan
Postal Code	S0M0E0

Amenities

Features	Treed, Irregular lot size, Sump Pump
Parking	Attached Garage, Gravel, Heated Garage, Parking Space(s), RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Alarm System, Garburator, Oven - Built-In, Window Coverings, Garage door opener remote(s), Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features Lawn, Underground sprinkler, Garden Area

Listing Details

Listing Office Century 21 Prairie Elite



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