

# \$229,900 - 1306 E Avenue N, Saskatoon

MLS® #SK016503

**\$229,900**

2 Bedroom, 2.00 Bathroom, 600 sqft

Single Family on 0.11 Acres

Mayfair, Saskatoon, Saskatchewan

Welcome to 1306 Ave E North – a super cute, well-maintained gem in a prime Mayfair location. This 600 sq ft home features original hardwood floors, a bright main level, and a non-conforming 1-bedroom basement suite that has had recent renovations including drywall, vapor barrier and insulation. Situated directly across the street from a park and school, it offers unbeatable convenience for families or anyone who values green space nearby. The private backyard is a lush retreat filled with berry bushes and vines – perfect for relaxing or entertaining. Additional highlights include central A/C, New furnace/water heater, many updated windows, and a newer oversized single garage. A fantastic opportunity for first-time buyers or investors. (id:6289)

Built in 1938

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | SK016503      |
| Price          | \$229,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Square Footage | 600           |
| Acres          | 0.11          |
| Year Built     | 1938          |
| Type           | Single Family |
| Sub-Type       | Freehold      |



Style                      Bungalow

## Community Information

Address                      1306 E Avenue N  
Subdivision                  Mayfair  
City                              Saskatoon  
Province                      Saskatchewan  
Postal Code                  S7L1T5

## Amenities

Features                      Treed  
Parking                      Detached Garage, Gravel, Parking Space(s)  
# of Garages                  1

## Interior

Appliances                  Washer, Refrigerator, Dryer, Garage door opener remote(s), Stove  
Heating                      Natural gas Forced air  
Cooling                      Central air conditioning  
Fireplace                      Yes  
Fireplaces                      Gas  
# of Stories                      1  
Has Basement                  Yes

## Exterior

Exterior Features          Lawn

## Listing Details

Listing Office                  Realty ONE Group Dynamic



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