

\$299,900 - 1222 96th Street, North Battleford

MLS® #SK017603

\$299,900

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Single Family on 0.20 Acres

McIntosh Park, North Battleford,
Saskatchewan

This beautiful home is situated on an oversized lot in sought-after West North Battleford, close to downtown and walking distance to schools. Upon entry, you will notice the bright and functional layout. The living room has a large bay window allowing for plenty of natural light and it has unobstructed views of the southern skyline. The kitchen and dining room have an open floor plan, and off the dining room you'll find patio doors that lead to the large deck with wheelchair accessibility. On the main floor are three generous sized bedrooms, a full bathroom, as well as the convenience of main floor laundry. The home has been modified to allow for wheelchair access with the main floor bathroom having an oversized door and a ramp added from the backyard up to the side deck. There is a mudroom off of the back entry with plenty of space for a freezer and all your families extras. The downstairs was recently renovated, and has new vinyl flooring, paint and baseboards. There's a three-quarter bath and den as well as an updated furnace and water heater. The furnace room has additional space for storage and vinyl flooring throughout. The mature and beautifully landscaped backyard features a pond, a patio area which is nicely shaded, a rubber paved patio space off the back entry and so much room for the kids to play. The insulated garage is 24' x 24' with new garage doors and openers. There is also plenty of extra space to



the east side of the driveway, which could make for a great garden area or additional parking. Additional updates include a new water softener and shingles were replaced in 2017. The property offers 163' of frontage with panoramic views of the river valley, stunning sunsets, and a great views of the fireworks! Call for your showing today, you donâ€™t want miss out on this home. (id:6289)

Built in 1961

Essential Information

Listing #	SK017603
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,289
Acres	0.20
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1222 96th Street
Subdivision	McIntosh Park
City	North Battleford
Province	Saskatchewan
Postal Code	S9A0H1

Amenities

Features	Treed, Irregular lot size, Wheelchair access, Double width or more driveway, Sump Pump
Parking	Attached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Window Coverings, Garage door opener remote(s), Storage Shed, Stove
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn, Underground sprinkler
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Listing Details

Listing Office	Boyes Group Realty Inc.
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