

\$624,900 - 1313 Edward Avenue, Saskatoon

MLS® #SK018012

\$624,900

3 Bedroom, 3.00 Bathroom, 1,628 sqft

Single Family on 0.06 Acres

North Park, Saskatoon, Saskatchewan

Welcome home to 1313 Edward Avenue in the desirable neighbourhood of North Park. Here you are only a short walk to river walking, schools, parks, and north end amenities! Step inside to be greeted to an open concept layout with a truly thoughtful design. The main floor opens up into a beautiful living room with east facing windows. A gas fireplace is a highlight of this space with a beautiful hearth piece over top. Dining is set ideally for entertaining with ample room for a large table and buffet space. Overlooking your yard with large oversized windows is your chef's kitchen! This space is set to make life more simple with ample counter space, plenty of custom cabinets, and a large island. The adjacent mudroom is perfect for hiding coats and shoes while leading out to the spacious backyard from a covered deck! A 2pc bathroom is also located from the mudroom tucked away. Leading upstairs you will land in a very spacious open hallway accommodating your living quarters. The main event is your master bedroom retreat! This room is overlooking the stunning mature trees and features a large walk-in closet, and a spa-like ensuite! Your personal bathroom is set with stunning tile throughout and features dual vanities, glass shower, and a large freestanding soaking tub. The second story also includes a dedicated laundry room, with storage for linens. There are 2 additional bedrooms on this floor with plenty of light and a full 4pc bathroom. The basement is undeveloped and ready for your design -



Future family space, bathroom, and bedroom could be finished here to your liking. Rear alley access and room for a future double detached garage. Front concrete sidewalk is included with additional landscaping available. Fully backed by Sask New Home Warranty included with PST And GST included in the price. Call today to discuss the opportunity of this stunning home! (id:6289)

Built in 2025

Essential Information

Listing #	SK018012
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,628
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1313 Edward Avenue
Subdivision	North Park
City	Saskatoon
Province	Saskatchewan
Postal Code	S7K3A9

Amenities

Features	Sump Pump
Parking	Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office Realty Executives Saskatoon



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 11:46pm PDT