

\$899,900 - 323 Atton Crescent, Saskatoon

MLS® #SK018652

\$899,900

4 Bedroom, 4.00 Bathroom, 2,225 sqft

Single Family on 0.15 Acres

Evergreen, Saskatoon, Saskatchewan

Immaculate Evergreen Home on a Large Pie-Shaped Lot with Detached Garage! Situated in the sought-after Evergreen neighbourhood, this stunning 2-storey home sits on a generous pie-shaped lot & features both an oversized attached double garage with a drive-through third door & a single detached garage—ideal for car enthusiasts or extra storage! Step into the spacious foyer through an oversized 8'™ front door & experience the pride of ownership throughout. The main floor features a dedicated office/den near the entrance & a light-filled open-concept kitchen, living, and dining area. The sleek modern kitchen boasts ample white cabinetry, a wall pantry, quartz countertops, tile backsplash, stainless steel appliances including a wine fridge & stylish finishes throughout. The living room is anchored by a cozy gas fireplace, while the large dining space opens via patio door to the deck & landscaped backyard. Rich hardwood flooring complements the main level, which also includes a convenient 2-piece bathroom tucked off the mudroom, leading to the impressive 22.10x27.3x30.4 garage. Upstairs, you'll find 3 spacious bedrooms, including a luxurious primary suite with a 5-piece ensuite featuring a soaker tub, double walk-in shower, dual sinks, water closet & walk-in closet. The upper floor also offers a full 5-piece main bathroom and a large laundry room with counter space and cabinetry. The finished basement provides even more room to entertain, with a huge family room, games



area, 4th bedroom & full 4-piece bath. A spacious utility area adds storage flexibility. Enjoy custom blinds, A/C, central vacuum. Loads of potential for the back yard which is ready to be transformed into your dream space, plus garden beds & easy access to nearby walking paths. Note the single detached garage (19.8'x12.7') with easy access. Located near the Forestry Farm/Zoo, amenities, school bus pick-up, elementary & high schools! Call your Realtor® to view today! *some pictures are virtually staged (id:6289)

Built in 2013

Essential Information

Listing #	SK018652
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Square Footage	2,225
Acres	0.15
Year Built	2013
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	323 Atton Crescent
Subdivision	Evergreen
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W0K8

Amenities

Features	Treed, Irregular lot size, Sump Pump
Parking	Attached Garage, Detached Garage, Parking Pad, Parking Space(s)
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Microwave, Oven - Built-In, Humidifier, Window Coverings, Garage door opener remote(s), Hood Fan, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features Lawn

Listing Details

Listing Office Coldwell Banker Signature



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