

# \$359,000 - 38 Rosefield Drive, Yorkton

MLS® #SK018881

**\$359,000**

3 Bedroom, 3.00 Bathroom, 1,380 sqft

Single Family on 0.22 Acres

West YO, Yorkton, Saskatchewan

Set in one of Yorkton's most desirable southwest neighbourhoods, this executive 1380 sqft residence combines timeless craftsmanship with refined comfort. Perfectly positioned for both convenience and leisure, the property is just minutes from parks, schools, the hospital and pharmacy while offering effortless access to the city's main routes. For the discerning buyer, its proximity to Yorkton's premier golf courses makes this an unparalleled lifestyle choice. Inside, sophistication meets function. The home showcases custom oak cabinetry in a chef inspired kitchen, an elegant dining area, and a grand living room ideal for entertaining. The main floor is home to three generous bedrooms, including a primary retreat with ensuite, and a versatile flex room suited for a private office or creative studio. The lower level extends the living space with a spacious family room and adjoining lounge area, a dedicated workshop/furnace room, laundry, and a cold storage room ensuring every need is met with ease. A breezeway seamlessly links the residence to a 25x25 FT double garage, offering both convenience and prestige. Outdoors, the property spans an impressive 60 x 160 FT lot, designed for both beauty and productivity. Impeccably landscaped flower beds highlight lilies, ladyslippers, and peonies, while the west garden and fruit trees plums, crab apples, raspberries, and chokecherries offer a rare combination of elegance and abundance. A



triple concrete driveway with RV parking completes the estate like setting. Recent enhancements, including triple-pane windows, 25 year shingles, and premium vinyl siding, ensure peace of mind and enduring value. With its striking curb appeal, generous proportions, and coveted location near golf, leisure, and city conveniences, 38 Rosefield Drive is more than a home, it is a statement of lifestyle, comfort, and prestige. Call today for your private viewing! (id:6289)

Built in 1968

### Essential Information

Listing #	SK018881
Price	\$359,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,380
Acres	0.22
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	38 Rosefield Drive
Subdivision	West YO
City	Yorkton
Province	Saskatchewan
Postal Code	S3N2R4

### Amenities

Features	Treed, Rectangular, Double width or more driveway
Parking	Attached Garage, Parking Pad, Parking Space(s)
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dryer, Freezer, Garage door opener remote(s),
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	Hood Fan, Stove
Heating	Natural gas Forced air
# of Stories	1
Has Basement	Yes

## Exterior

Exterior Features	Lawn, Garden Area
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## Listing Details

Listing Office	RE/MAX Blue Chip Realty
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