

\$399,900 - 306 Main Street, Saskatoon

MLS® #SK018899

\$399,900

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.13 Acres

Nutana, Saskatoon, Saskatchewan

Welcome to 306 Main Street – A Prime Opportunity in Nutana. Located in the heart of one of Saskatoon's most prestigious and sought-after neighbourhoods, this charming home sits on an oversized 39' x 140' mature lot in Nutana. Just steps away from Broadway Avenue's vibrant shops, restaurants, and iconic amenities – and only moments from local favourites like Las Palapas and Homestead Ice Cream – this property offers the perfect blend of location and lifestyle. Inside, you'll find a total of 4 bedrooms and 2 bathrooms, including a non-conforming basement suite – ideal as a mortgage helper or income property. The main floor features an inviting, open-concept layout with 9' ceilings, two spacious bedrooms, and a beautiful 4-piece bathroom with both a soaker tub and separate stand-up shower. The basement suite includes 1 bedroom, 1 den (easily converted into 2nd bedroom), a full kitchen, and separate living space – offering flexibility for extended family, tenants, or guests. Outside, enjoy the benefits of an oversized, insulated detached garage, recently updated with new sheeting, a newer insulated door, and garage door opener. Notable upgrades include: New roof (2013), New water and sewer lines to the street, Rebuilt furnace (2025). Whether you're looking to invest or settle down in one of Saskatoon's best locations, 306 Main Street offers both charm and opportunity. Don't miss out – call your Realtor today! (id:6289)



Built in 1926

Essential Information

Listing #	SK018899
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,075
Acres	0.13
Year Built	1926
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	306 Main Street
Subdivision	Nutana
City	Saskatoon
Province	Saskatchewan
Postal Code	S7N0B7

Amenities

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

Interior

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

Exterior

Exterior Features	Lawn, Underground sprinkler
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Listing Details

Listing Office	Century 21 Fusion
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Listing information last updated on October 27th, 2025 at 12:01pm PDT