

\$635,000 - 823 Nightingale Road, Saskatoon

MLS® #SK020226

\$635,000

5 Bedroom, 4.00 Bathroom, 1,470 sqft

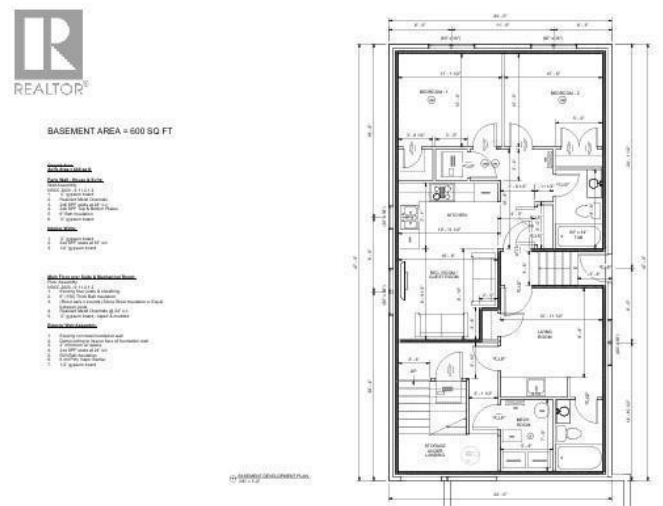
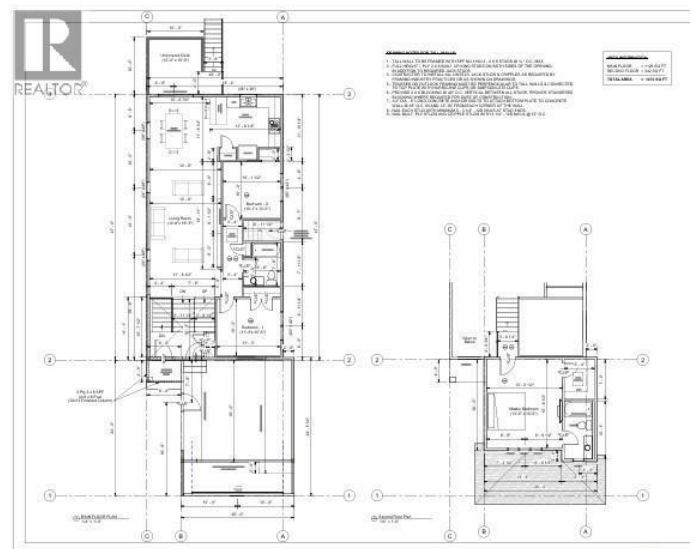
Single Family on 0.09 Acres



Kensington, Saskatoon, Saskatchewan

Elevate your lifestyle in this stunning 1,470 sq. ft. modified bi-level that perfectly blends modern style, functional design, and income potential. Featuring 4 bedrooms, 3 baths, and the unique addition of a 2-bedroom legal basement suite, this home offers both comfort and financial flexibility. The bright, open living spaces are thoughtfully designed, with a spacious kitchen showcasing sleek finishes and stainless steel appliances. A cozy fireplace anchors the living area, creating a warm and inviting atmosphere for family and friends. The main level includes a primary bedroom with its own ensuite, providing a private retreat, along with two additional bedrooms and a full bath to accommodate the whole family. The basement features a living/family room with a wet bar and a 4-piece bath, reserved for the primary owner's exclusive use—ideal for entertaining or extra living space. What truly sets this property apart is the fully developed legal basement suite, offering two bedrooms, a well-equipped kitchen, and a separate entrance—perfect for guests, extended family, or generating rental income. A double-attached garage provides protection and convenience through Saskatchewan's harsh winters. Combining modern finishes, versatile design, and a legal suite, this home is an exceptional opportunity for both homeowners and investors.

Measurements are taken from blueprints; buyers and their agents to verify. GST and PST are included in the purchase price, with



rebates going back to the builder. Photos 4 to 11 are from earlier build and sold house. Its only for reference to finishings. (id:6289)

Built in 2026

Essential Information

Listing #	SK020226
Price	\$635,000
Bedrooms	5
Bathrooms	4.00
Square Footage	1,470
Acres	0.09
Year Built	2026
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	823 Nightingale Road
Subdivision	Kensington
City	Saskatoon
Province	Saskatchewan
Postal Code	S7L6X7

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Garage door opener remote(s), Hood Fan, Stove
Heating	Electric, Natural gas Baseboard heaters, Forced air
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes

Exterior

Exterior Features Lawn

Listing Details

Listing Office Boyes Group Realty Inc.



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Listing information last updated on October 27th, 2025 at 3:16pm PDT