

\$1,549,900 - 1121 13th Street E, Saskatoon

MLS® #SK020323

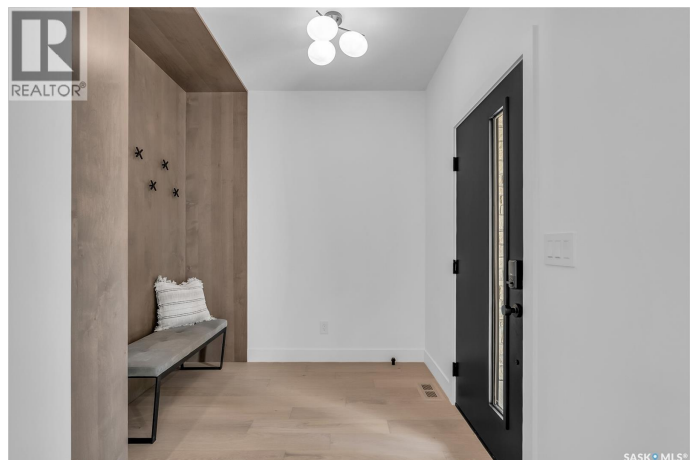
\$1,549,900

5 Bedroom, 4.00 Bathroom, 2,357 sqft

Single Family on 0.12 Acres

Varsity View, Saskatoon, Saskatchewan

Welcome to the Bella Vista Show Home—crafted with our “Life-First” Design Approach. This home showcases the craftsmanship, quality, and thoughtful details that define every Bella Vista build, while highlighting the possibilities available on other lots. Luxury, style, space! For those who want the kind of details that usually require a custom build. This show-stopping forever home built by Bella Vista Developments is the perfect blend of stunning design, functional elegance, and a prime location. Set in one of Saskatoon’s most desirable areas. Short drive to the University of Saskatchewan, Royal University Hospital, and Meewasin Trail, making it a perfect location for professionals and families alike. Like all Bella Vista homes, every detail is intentional, creating a beautiful living space designed for next-level living. The 9’™ ceilings, the designer kitchen with 12’ island, and hidden pantry make a bold first impression. High quality finishings like the 36” gas range, counter depth fridge, beverage fridge can be found throughout this beautiful home. Custom cabinetry and built-in storage throughout the home create a luxurious, clutter-free living experience. The 40” linear gas fireplace adds warmth and drama, while oversized patio doors lead to a sprawling covered deck with privacy screens, perfect for entertaining. Upstairs, the primary suite is simply WOW. A custom headboard wall sets the tone, while the spa-inspired ensuite offers a steam shower with multiple shower heads



and a separate tub, creating a true retreat. The dedicated office/flex space and spacious laundry room add convenience and function. The oversized 30' x 28' heated garage means storage, workspace, and parking are never an issue. The finished basement is included within the list price with 2 spacious bedrooms, a living room, and a sleek bathroom (however the buyer can customize to their needs).
(id:6289)

Built in 2025

Essential Information

Listing #	SK020323
Price	\$1,549,900
Bedrooms	5
Bathrooms	4.00
Square Footage	2,357
Acres	0.12
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1121 13th Street E
Subdivision	Varsity View
City	Saskatoon
Province	Saskatchewan
Postal Code	S7H0C1

Amenities

Features	Treed, Lane, Rectangular, Sump Pump
Parking	Detached Garage, Heated Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Microwave, Garage door opener remote(s), Hood Fan, Stove
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features Lawn, Underground sprinkler

Listing Details

Listing Office Coldwell Banker Signature



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