

\$435,000 - 337 Brock Crescent, Saskatoon

MLS® #SK020355

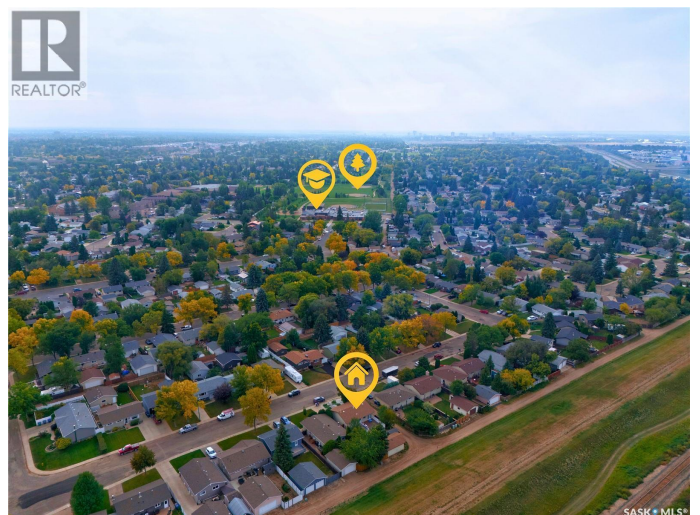
\$435,000

3 Bedroom, 2.00 Bathroom, 939 sqft

Single Family on 0.11 Acres

East College Park, Saskatoon, Saskatchewan

Welcome to 337 Brock Crescent, a beautifully maintained bi-level home nestled in the heart of East College Park – one of Saskatoon’s most desirable, family-friendly neighbourhoods! Perfectly situated on a quiet corner lot surrounded by mature trees, this charming residence offers both privacy and convenience, just steps away from St. Augustine School, parks, and playgrounds. From the moment you arrive, the curb appeal stands out with its clean, low-maintenance front yard featuring crushed stone landscaping, flower beds, and a mix of wood siding and stucco for timeless charm. The staggered single driveway provides extra parking space. Inside, a bright and inviting atmosphere awaits. The main level opens to a sunlit living room with southwest-facing upgraded windows and soft carpeting, leading to a dining area with direct access to the large elevated deck – perfect for family dinners and summer BBQs. The kitchen is thoughtfully designed with maple hardwood cabinetry, linoleum flooring, and appliances including a stove, fridge, dishwasher, microwave, and hood fan. The sink overlooks the backyard, giving you a serene view while cooking. The main floor also features a comfortable primary bedroom, a second bedroom, and a stylish four-piece bath with tile flooring and quartz countertops. Downstairs, the fully developed basement extends your living space with a spacious family room, an additional bedroom, a three-piece bathroom, and a convenient



laundry area with front-load washer and dryer. Comfort is enhanced with central A/C, a humidifier, and a 100A electrical service. Step outside to a private entertainerâ€™s paradise: a huge 20.8â€™x18â€™ deck, gazebo, BBQ hookup, and hot tub-ready electrical setup. The detached single garage features a Wi-Fi door motor and gas line for a future heated upgrade. Backing onto a peaceful dog-walking trail, this home perfectly balances comfort, practicality, and outdoor enjoyment â€” move-in ready and waiting for its next happy family! (id:6289)

Built in 1976

Essential Information

Listing #	SK020355
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Square Footage	939
Acres	0.11
Year Built	1976
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	337 Brock Crescent
Subdivision	East College Park
City	Saskatoon
Province	Saskatchewan
Postal Code	S7H4N2

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Humidifier, Window Coverings, Garage door opener remote(s), Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior Features Lawn, Garden Area

Listing Details

Listing Office L&T Realty Ltd.



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