

# \$575,000 - 17 Mitchell Street, Saskatoon

MLS® #SK020794

**\$575,000**

5 Bedroom, 2.00 Bathroom, 1,099 sqft

Single Family on 0.15 Acres

Greystone Heights, Saskatoon, Saskatchewan

Fantastic Greystone Heights Bungalow with Income Potential! Welcome to this charming bungalow in the highly desirable Greystone Heights neighbourhood! Perfectly positioned close to schools, 8th Street retail, the University of Saskatchewan, and the future Saskatchewan Polytechnic Campus next to the University of Saskatchewan campus, this home combines location with incredible value. The main floor features 3 bedrooms with beautiful hardwood floors and a spacious living area. The kitchen is equipped with all appliances that stay, including a Jenn-Air stove top and wall oven. The fully developed basement is a major highlight, featuring a 2-bedroom, non-legal suite with a 3-piece bathroom, a kitchen, and even its own furnace and thermostat - perfect for extended family or generating rental income. Recent extensive upgrades make this home truly move-in ready, including: new roof on both the house and garage; new windows-all main floor windows are replaced with Weather Pro super-efficient triple pane windows with full casing and installed with 3 1/2"™ trims, professionally installed by Weather Pro Windows and Doors; updated kitchen and bathroom with new quartz countertops, faucets, sinks, and plumbing; featured bathroom with a new soaker bathtub, shower, toilet, and LED mirror; new flooring including refinished oak on the main floor, new linoleum in kitchens and bathrooms, and new carpets; fresh paint throughout the entire house,



including doors and cabinets; new Lennox 2.5T SEER 14 air conditioner and a new sump pump; new dishwasher, LED lighting, window coverings, and GFCI receptacles at main kitchen and basement kitchen. Exterior perks include a garage that is insulated and wired for 220V; underground sprinklers; a gas BBQ outlet; and new front steps. This versatile property is an ideal find for first-time homebuyers or investors seeking a property with immediate cash-flow potential. Don't miss your chance - quick possession is available!  
(id:6289)

Built in 1961

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | SK020794      |
| Price          | \$575,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Square Footage | 1,099         |
| Acres          | 0.15          |
| Year Built     | 1961          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 17 Mitchell Street |
| Subdivision | Greystone Heights  |
| City        | Saskatoon          |
| Province    | Saskatchewan       |
| Postal Code | S7H3E9             |

**Amenities**

|              |                                                |
|--------------|------------------------------------------------|
| Features     | Treed, Rectangular, Sump Pump                  |
| Parking      | Detached Garage, Parking Pad, Parking Space(s) |
| # of Garages | 1                                              |

**Interior**

|              |                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings, Garage door opener remote(s), Hood Fan, Storage Shed, Stove |
| Heating      | Natural gas Forced air                                                                                                                             |
| Cooling      | Central air conditioning                                                                                                                           |
| # of Stories | 1                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                |

## Exterior

Exterior Features    Lawn, Underground sprinkler, Garden Area

## Listing Details

Listing Office        Boyes Group Realty Inc.



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