

\$249,900 - 1306 B Avenue N, Saskatoon

MLS® #SK020904

\$249,900

3 Bedroom, 2.00 Bathroom, 674 sqft

Single Family on 0.14 Acres

Mayfair, Saskatoon, Saskatchewan

Are you looking for rental income with infill potential? Look no further! Featuring new windows throughout, new hot water heater (2024), newer furnace (2022), brand new main-floor kitchen and appliances (2024), a near-complete basement suite with separate entrance, and separate laundry for both suites, this property is waiting for your finishing touches. The oversized lot is ready for development, complete with huge 20x30 insulated shop with electrical panel. Potential to put two new houses, or build one house and keep existing structure in place for rental purposes. Great central location near Saskatchewan Poly Tech, schools, and grocery stores, so excellent potential for rental income. Restaurants and groceries within 2 minute walking distance. Call your favourite Realtor® for a viewing today! Note: Basement window non-egress (id:6289)

Built in 1927

Essential Information

Listing #	SK020904
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Square Footage	674
Acres	0.14
Year Built	1927
Type	Single Family



Sub-Type Freehold
Style Bungalow

Community Information

Address 1306 B Avenue N
Subdivision Mayfair
City Saskatoon
Province Saskatchewan
Postal Code S7L1G5

Amenities

Features Treed, Lane, Rectangular
Parking Detached Garage, Heated G
of Garages 1

Interior

Appliances Washer, Refrigerator, Dryer,
Heating Natural gas Forced air
of Stories 1
Has Basement Yes

Exterior

Exterior Features Lawn

Listing Details

Listing Office Century 21 Fusion



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