

\$949,900 - 533 Sharma Crescent, Saskatoon

MLS® #SK020920

\$949,900

8 Bedroom, 6.00 Bathroom, 2,514 sqft

Single Family on 0.07 Acres

Aspen Ridge, Saskatoon, Saskatchewan

\$35,000 SSI REBATE AVAILABLE TO BUYER!! ADDITIONAL \$42,000 FTHB GST RELIEF AVAILABLE FOR FIRST TIME HOME BUYERS. See Canada Government website for FTHB GST Relief criteria. Terms and Conditions Apply. Attention all investors â€“ this is a one-of-a-kind income-generating opportunity you wonâ€™t want to miss. This fully legal 3-plex offers exceptional rental flexibility and strong cash flow potential. With a total of 8 bedrooms and 6 bathrooms, this property is ideal for multi-tenant occupancy. Each unit comes complete with its own set of appliances (4 full sets included) and separate mechanical systems, including 3 furnaces, 3 water heaters, 3 electrical panels, 3 gas meters, and 3 water metersâ€”plus upgraded electrical service to support it all. Modern finishes include quartz countertops and durable vinyl plank flooring throughout, providing a clean, stylish, and low-maintenance interior for tenants. The property also offers excellent parking options with 3 private garages and a double car driveway. Whether you're expanding your portfolio or looking to live in one unit while renting the rest, this is a rare, turnkey investment opportunity in a high-demand rental area. Donâ€™t miss outâ€”schedule your private showing today! (id:6289)

Built in 2025

Essential Information



Listing #	SK020920
Price	\$949,900
Bedrooms	8
Bathrooms	6.00
Square Footage	2,514
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	533 Sharma Crescent
Subdivision	Aspen Ridge
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W1K5

Amenities

Features	Rectangular, Balcony, Double width or more driveway, Sump Pump
Parking	Attached Garage, Heated Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Garage door opener remote(s), Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Coldwell Banker Signature
----------------	---------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 8:46pm PDT