

# \$699,900 - 477 Germain Manor, Saskatoon

MLS® #SK021089

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,181 sqft

Single Family on 0.00 Acres

Brighton, Saskatoon, Saskatchewan

Welcome to the "Havenberg" • "Featuring a LEGAL 2-Bedroom Suite Option! Jan 2026 Possession! Discover one of Ehrenburg™s most spacious and versatile homes, thoughtfully designed for growing families and multi-generational living. This model includes: Main Floor Highlights • Bedroom + Full Bathroom • Ideal for guests or family members needing main floor access. • Open Concept Layout • Seamless flow throughout the main level with upgraded Vinyl Plank flooring, a water-resistant surface with no transition strips. • Cozy Fireplace • Adds warmth and charm to the living room. • Functional Mudroom • Connects the garage to a walk-through pantry and leads into a modern kitchen. • Chef™s Kitchen • Features quartz countertops, tile backsplash, an eat-up island, ample cabinetry, and a walk-in pantry. Upper Level Features • Four Spacious Bedrooms • Plenty of room for everyone. • Bonus Room • Perfect for a playroom, media space, or home office. • Primary Suite • Includes a walk-in closet and a luxurious ensuite with double sinks, a separate tub, and a walk-in shower. Basement & Additional Features • Side Entry for Future Legal Suite Development • Framed and Polyed Perimeter Walls • Ready for your customization. • High-Efficiency Furnace, Triple Pane Windows, and HRV System • Central Vac Roughed-In Exterior & Warranty • Double Attached Garage with a concrete driveway • Front Landscaping,



Underground Sprinklers and Extra Bonus Rear Deck Included.   â€¢ PST & GST Included (with rebate to builder)   â€¢ Saskatchewan New Home Warran \*\*Note: Photos shown are from a previous build of the same model. Finishing colors may vary. Main Floor Bedroom + 4-Piece Bath PLUS 4 Bedrooms & Bonus Room Upstairs   â€“ LEGAL 2 BEDROOM SUITE OPTION AVAILABLE! Ready to learn more or book a viewing? Contact us today! (id:6289)

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | SK021089      |
| Price          | \$699,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Square Footage | 2,181         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 477 Germain Manor |
| Subdivision | Brighton          |
| City        | Saskatoon         |
| Province    | Saskatchewan      |
| Postal Code | S7V0T9            |

**Amenities**

|              |                                      |
|--------------|--------------------------------------|
| Features     | Treed, Irregular lot size, Sump Pump |
| Parking      | Attached Garage, Parking Space(s)    |
| # of Garages | 1                                    |

**Interior**

|            |                                                                |
|------------|----------------------------------------------------------------|
| Appliances | Dishwasher, Microwave, Garage door opener remote(s), Hood Fan, |
|------------|----------------------------------------------------------------|

|              |                             |
|--------------|-----------------------------|
|              | Central Vacuum - Roughed In |
| Heating      | Forced air                  |
| Fireplace    | Yes                         |
| Fireplaces   | Electric                    |
| # of Stories | 2                           |
| Has Basement | Yes                         |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lawn, Underground sprinkler |
| Lot Description   | 57.3x110                    |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | RE/MAX Saskatoon |
|----------------|------------------|



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Listing information last updated on October 20th, 2025 at 5:46am PDT