

\$409,900 - 46 235 Rosewood Boulevard E, Saskatoon

MLS® #SK021237

\$409,900

4 Bedroom, 4.00 Bathroom, 1,224 sqft
Single Family on 0.04 Acres

Rosewood, Saskatoon, Saskatchewan

This charming two-storey bareland condominium house is ideally located in the heart of Rosewood, with highlight of this property is that it's part of a self-managed complex, which keeps the condo fees exceptionally low—only \$80 per month. The fee covers snow removal and garbage collection, making it a very cost-effective choice for homeowners. To the south of the property, you'll find a beautiful park area—perfect for outdoor activities and family time. A primary school is just a few minutes' walk away, making it an excellent choice for families with young children. Thanks to the newly constructed road connecting to the Costco business area, you'll enjoy easy access to Costco, McDonald's, and a wide variety of other shopping and dining options. This home offers both comfort and convenience for your daily life. Step into this warm and inviting home, and you're greeted by a bright and open living room, offering ample space for relaxing or entertaining. Beyond the living area is an open-concept kitchen, fully equipped with modern appliances including a refrigerator, microwave hood fan, stove, and dishwasher—ready for all your cooking needs. Externally vented range hood makes your kitchen keep fresh when cooking. From the kitchen, step out onto a west-facing balcony that brings in plenty of natural sunlight. In addition to the standard deck, the seller has thoughtfully added a brand-new custom-built deck in the backyard, providing



easy access to your private double-car garage. Upstairs, you'll find three comfortable bedrooms and two full bathrooms. The primary bedroom features a 4-piece ensuite with both a bathtub and a shower for your comfort and convenience. The fully finished basement is newly renovated with an investment of approximately \$15,000. It includes a spacious family room, an additional bedroom, and a 3-piece bathroom with a shower. The laundry room is also located in the basement, offering practicality and efficiency in your daily routine. (id:6289)

Built in 2014

Essential Information

Listing #	SK021237
Price	\$409,900
Bedrooms	4
Bathrooms	4.00
Square Footage	1,224
Acres	0.04
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata
Style	2 Level

Community Information

Address	46 235 Rosewood Boulevard E
Subdivision	Rosewood
City	Saskatoon
Province	Saskatchewan
Postal Code	S7V0J3

Amenities

Parking	Detached Garage, Other, Parking Space(s)
# of Garages	1

Interior

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

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	L&T Realty Ltd.
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