



# Carlyle Saskatchewan

\$328,000

11 Arcola Place - Solid 4 bedroom, 2 bath Bungalow in desirable Arcola Place Cul de Sac. Super functional kitchen/dining area with newer high end brushed ss appliances, great double sink fixture, under counter kick pan vacuum, large corner pantry and space for an island. Vaulted ceiling area flows to the living area with south exposure, lets the sun flood through, 3 bedrooms with central bath w/ 1 piece tub and a sweet master bedroom with 4 pc en-suite w jetted tub, heated marble tile flooring is what were talking about for cozy comfort. Partially finished ICF basement has a large Rec Room space with built in shelving unit, Bedroom currently used as Den/Office, a spacious nook that would lend well for multi-purpose plus another unfinished bedroom and open utility area with roughed in bath area. Large composite deck aprox 500 sf w stairs and landing, with gas barbecue connection & fire pit, fenced back yard, 2010 built 24 x 36 garage with ICF pony wall, metal clad interior, nat gas unit heater, sump, 100 amp panel, 2 - 9' x 8' high motorized garage doors, lots of space for man caving even with parked vehicles. Shed behind garage can stay or go. Seller has arranged a \$5000 credit at floor store for flooring for the right offer which should cover 2 bedrooms and kitchen upgrade. From Farm to Town to Resort... this is a Comfy & Functional place to land...! Call listing agents to arrange a private viewing. (id:6769)

Other 22'8 x 11'6

Dining nook 12'3 x 6'8

Den 11'11 x 10'2

Storage 6'8 x 8'1

Bedroom 9'10 x 8'3

Utility room 18'10 x 12'1

Other 1 ft X 1 ft

Dining room 1 ft X 1 ft

Living room 17'9 x 12'2

Bedroom 9'11 x 8'9

Bedroom 10'1 x 8'9

Bedroom 13'4 x 10'9

4pc Ensuite bath 8'3 x 6'11

4pc Bathroom 8'2 x 4'11

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
Performance Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca