



SASK MLS®

# Yellow Grass Saskatchewan

\$267,500

This immaculately maintained home offers a perfect blend of comfort and functionality. With just under 1,000 sq ft, it features 2 bedrooms up and 2 down, ideal for families or those seeking extra space. The bright living room boasts charming corner windows and beautiful hardwood flooring. The two good-sized bedrooms upstairs are complemented by an updated 4-piece bathroom, ensuring both style and convenience. The large dining room seamlessly connects with the kitchen, creating an inviting open-concept space perfect for entertaining. Step through the patio door onto the massive deck, offering ample room for outdoor gatherings. All main floor windows were replaced approximately 4 years ago with energy-efficient triple-pane argon, enhancing both comfort and efficiency. The fully finished basement adds versatility to this home, with two generously sized bedrooms, a cozy family room, laundry area, and abundant storage space. A 2-piece bathroom is also downstairs, with materials included to complete a shower walls. The exterior features a spacious, heated two-car garage divided by a wall, offering plenty of room for parking or workspace. The park-like yard is beautifully landscaped with mature perennials, a firepit area, two storage sheds, and is almost fully fenced, providing privacy and a serene outdoor retreat. This home has been lovingly cared for and is move-in ready. Don't miss out on this incredible opportunity. \*all appliances replaced in the last 4 years - Gemstone lighting on the outside of the home to co-ordinate any holiday - top flowered curtains in the living room will not stay, all other curtains, rods and blinds to remain - headboard in upstairs bedroom to remain. Weather Vane on garden shed to be removed. Garage separated by a wall 12.6 x 31 and 14.2 x 31 (id:6769)

- Family room 15 ft ,8 in X 11 ft ,3 in
- Bedroom 15 ft ,4 in X 12 ft ,1 in
- Storage 7 ft ,4 in X 4 ft ,1 in
- Bedroom 11 ft X 10 ft ,7 in
- Laundry room 7 ft X 6 ft ,5 in
- 2pc Bathroom 7 ft X 6 ft ,5 in
- Other 10 ft ,7 in X 6 ft ,5 in
- Foyer 13 ft ,1 in X 5 ft ,2 in
- Living room 15 ft ,6 in X 13 ft ,2 in
- Dining room 12 ft ,5 in X 11 ft ,6 in
- Kitchen 11 ft ,5 in X 8 ft ,8 in
- Bedroom 12 ft ,2 in X 8 ft ,9 in
- 4pc Bathroom 8 ft X 6 ft ,5 in
- Bedroom 12 ft ,2 in X 9 ft ,5 in

Listing Presented By:  


Originally Listed by:  
 RE/MAX Weyburn Realty 2011

<https://www.weyburnhomes.ca/>



Royal

**LePage**  
 #4002 - 2271 Harvey Ave ,  
 Kelowna, BC,

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

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 REALTOR® REALTORS® and the REALTOR® REALTORS® 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.