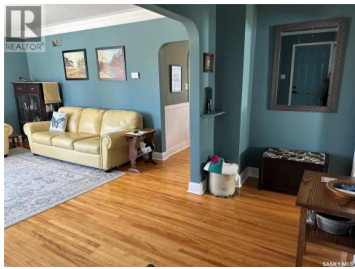




## Yellow Grass Saskatchewan \$272,500

SASK MLS®

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 m...



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