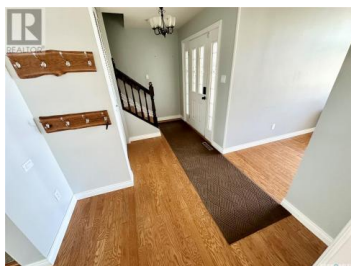




**Weyburn Saskatchewan**

**\$335,000**

SASK MLS



Welcome to 416 3rd Avenue NW, a rare opportunity to own a mid-century modern gem in one of Weyburn's most desirable locations. Nestled on a picturesque, tree-lined street, this 1736 sq ft two-story home showcases timeless architecture, character, and incredible potential. Step inside to a bright and inviting front living room, where soaring vaulted ceilings, expansive windows, and a cozy gas fireplace create a perfect space for relaxing or entertaining. Hardwood flooring flows seamlessly throughout the main level, adding warmth and style to the home. Upstairs, you'll find four bedrooms, providing ample space for family living, guest rooms, or home office setups. The second floor also offers a functional 5-piece main bathroom and a convenient ensuite in the primary bedroom. The fully developed basement extends your living space and features a charming wood-burning fireplace, creating a rustic and atmospheric setting ideal for movie nights or quiet evenings in. Outside, the large, partially fenced backyard is designed for outdoor enjoyment, complete with an expansive concrete patio perfect for gatherings or summer barbecues. The yard offers privacy and a peaceful, park-like feel. Located within walking distance to schools, parks, and a full track facility, this home delivers an unbeatable blend of lifestyle, location, and future potential. Whether you're looking to move in and...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Brody Ward**

RE/MAX Weyburn Realty 2011

Phone: (306) 861-7191

<https://weyburnlistings.com/>

