



SASK MLS®

## Weyburn Saskatchewan

\$317,500

Tucked away on a quiet crescent, this charming family home offers the perfect blend of comfort and convenience. Just steps from the spray park and an easy walk to the elementary school, it's a wonderful spot for kids to play and grow. Set on a generous 60x125 lot, the yard is fully fenced and beautifully manicured, with a large garden area and rain barrels already set up for easy watering—a dream for anyone who loves to spend time outdoors. The sealed asphalt driveway, updated vinyl siding, and new insulated steel garage door (2025) add to the home's curb appeal, while integrated exterior lighting along the front and driveway side of the house creates a warm welcome in the evenings. Inside, the layout is both functional and inviting, with 3 bedrooms on the main floor plus 1 down and 2 bathrooms. The heart of the home is the bright, modern kitchen, fully renovated in 2017 (new refrigerator and stove this year) and complete with a pantry for extra storage. A fully functioning fresh air fireplace provides for cozy evenings and helps offset already low heating costs, adding both charm and efficiency. Thoughtful updates throughout mean you can move in with confidence—main floor windows and exterior doors, shingles, decks, and water heater (2022) have all been taken care of. A high-efficient furnace and central air are also included for added convenience. Whether it's hosting summer barbecues on the deck, tending to your garden, or enjoying a quiet night by the fire, this home is designed for everyday living and making memories. As per the Seller's direction, all offers will be presented on 09/12/2025 4:00PM. (id:6769)

Family room 12 ft,6 in X 16 ft,8 in

Laundry room 7 ft,5 in X 16 ft

3pc Bathroom 7 ft,4 in X 5 ft,7 in

Bedroom 12 ft,8 in X 8 ft,8 in

Other 11 ft,7 in X 3 ft,2 in

Workshop 10 ft,7 in X 20 ft,7 in

Kitchen 10 ft,7 in X 10 ft,7 in

Dining room 12 ft,1 in X 8 ft,5 in

Living room 17 ft,5 in X 13 ft,4 in

Bedroom 9 ft X 10 ft

Bedroom 9 ft,9 in X 10 ft

Bedroom 12 ft X 11 ft,6 in

4pc Bathroom 5 ft X 11 ft,7 in

Listing Presented By:



Originally Listed by:

RE/MAX Weyburn Realty 2011

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



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