



## Weyburn Saskatchewan

\$398,000

Finding a listing that is a gem is not uncommon, but this home certainly fits that description. This home was built for the current owners in 1994 and has been their pride and joy but now it's time to move on. We have 1271 sq ft consisting of 3 bedrooms and 2 bathrooms including an ensuite off the master bedroom, plus 1 bedroom and bathroom in the basement. The main floor has a new modern kitchen with granite countertops and a pantry with pull-out drawers. In the livingroom and hallway is newer oak hardwood flooring. The bedrooms and bathrooms also have newer flooring all done in the past few years. We have a two car attached garage, that is insulated and drywalled, but not heated. The basement is fully developed other than the suspended ceiling have not been completed. The bathroom in the basement is at this time a 2 piece but the rough in for a tub or shower is in place. The shingles on the home were replaced in 2022. The backyard is fenced with a garden plot, garden shed and a 12 x16 covered deck with weather tiles on the floor. This home is ready to move into. It is within walking distance of the Weyburn Junior High School, Weyburn Comprehensive School, curling and skating rinks, hospital and library. You have to see it to appreciate the care the owners have taken in the pride of their home. Call to have a personal viewing (id:6769)

Bedroom 14.3' x 11.7'

Family room 21' x 20'

Storage 13' x 11.7'

2pc Bathroom 6.5' x 5'

Laundry room 11.6' x 11'

Other 11' x 11'

Foyer 8' x 5'

Living room 16' x 12'

Dining room 13.5' x 8.8'

Kitchen 10.9' x 9.5'

Bedroom 11.5' x 9.9'

Bedroom 10.5' x 8.6'

Bedroom 12' x 11.9'

3pc Bathroom 6.5' x 6'

4pc Bathroom 7.2' x 6.9'

Listing Presented By:



Originally Listed by:

RE/MAX Weyburn Realty 2011



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.