



## Weyburn Saskatchewan

\$389,000

Welcome to 326 3rd St NE in Weyburn, within walking distance to all of the amenities of downtown! This home has been meticulously cared for, and is being sold by the original owner! Entering, you are greeted to a dedicated entrance that leads to the double attached insulated garage, direct access to the basement, or to the main floor with vaulted ceilings, bright living spaces, and lots of room for family gatherings. The living room is comfortable, with big windows that allow for a lot of natural light. The kitchen features plenty of cabinet and counter space with a great island that allows for extra seating. The patio doors at the dining room give access to the maintenance free deck and private back yard. The master bedroom features an ensuite, and lots of closet space. Main floor laundry could be moved to the basement to accommodate another main floor bedroom. So much potential awaits in the basement as it is a blank canvas with so much to offer. There are large basement windows for bedrooms, amazing storage space, utility room and huge family area. The basement is also plumbed for a washroom plus laundry. All electrical and insulation are done in the basement. Outside, there is plenty of space to park, with room for an RV at the side, patio area, plenty of room for the kids to run and play and a storage shed that will stay with the property. Shingles were replaced in 2017. This home has so much to offer, and is definitely a must see! Contact the listing agent for your tour today! (id:6769)

Other 39'10 x 29'10

Kitchen/Dining room 11'7 x 20'11

Living room 16'7 x 18'8

4pc Bathroom xx x xx

Laundry room 9'0 x 9'6

Bedroom 10'11 x 10'1

Primary Bedroom 14'11 x 11'3

3pc Ensuite bath xx x xx

Enclosed porch 6'0 x 11'0

Listing Presented By:



Originally Listed by:  
Century 21 Hometown



Royal

**Lepage Parkside Realty**

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