



Weyburn Saskatchewan

\$349,000

The city of Weyburn, SK offers urban amenities with rural charm. Welcome to 603 Barber Crescent, in a convenient northwest location. This spacious, well-maintained 2-story home offers 1820 square feet, with great curb appeal including a covered deck and single attached garage. The main floor of this home features hardwood flooring in the living room, and an eat-in kitchen with ceramic tile flooring, excellent condition maple cabinetry, and large area for dining and gathering. A 2-piece bath completes the main floor. Upstairs highlights 3 good-sized bedrooms and a 4-piece bathroom. The large primary bedroom has an ensuite and very spacious walk-in closet. The basement offers a self-contained rental suite with exclusive access and parking. This is a one bedroom suite with a large 3pc bathroom and an open concept living/dining and kitchen area. This is a fantastic opportunity for a first-time homebuyer who would like to rent out part of the home to help with the mortgage payment, or as an investment property. This home was previously rented for \$1800/month upstairs and \$1200/month downstairs. Value added features of this home include all appliances, hi-eff furnace, water heater, HRV air system, central A/C, ICF basement and weeping tile. Please call your agent to arrange your showing. (id:6769)

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|-------------------------------|------------------------------|
| Primary Bedroom 18' x 12' 10" | Bedroom 17' 10" x 9' |
| Other 8' 5" x 9' 7" | 3pc Bathroom 12' 4" x 4' 2" |
| 2pc Ensuite bath 8' x 4' 11" | Utility room 11' 4" x 5' 4" |
| Bedroom 11' 11" x 10' 11" | Foyer 8' 9" x 6' 1" |
| Bedroom 11' 7" x 9' 9" | Living room 17' 6" x 16' 10" |
| 4pc Bathroom 7' 10" x 7' 5" | Kitchen 12' 10" x 11' 1" |
| Kitchen 10' x 9' 7" | Dining room 12' 11" x 9' 7" |
| Living room 10' x 19' 6" | 2pc Bathroom 6' 11" x 3' 4" |

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