



# White City Saskatchewan

\$599,900

Welcome to 35 Meadow Road in the town of White City across from Wheatland park. This 1981 built, 3 bedroom 3 bathroom, 1,719 square foot bungalow sits on a .74 acre lot. The front of the home has a lawn, rv parking, trees and a single drive leading to the 24'x22' double attached heated and insulated garage that has a workbench and storage. The private backyard is massive with a lush lawn, underground sprinkler system, a well that is used for irrigation as the house is hooked up to town water, block patio, a large garden area, two sheds and the property is lined with trees and lilac bushes. The property also has plenty of fruit trees on it including 2 kinds of apple trees, a cherry plum tree, a saskatoon berry tree and a rhubarb patch. You enter the home into the foyer that opens to the formal living room with a large window and modern laminate flooring. Next is the cozy living room with a wood burning fireplace. The dining room has multiple windows and access to the patio and backyard! The kitchen has plenty of cupboards and counterspace. The fridge, stove, dishwasher and microwave are all included. The mudroom has a closet for storage, access to the side yard and the garage! Down the hall the first stop is the bright primary bedroom with a walk in closet and a 2 piece ensuite bathroom. Next is the main 4 piece bathroom. The laundry area is neatly tucked behind closet doors and includes the front load washer and dryer. Two good sized bedrooms finish off the main floor! Downstairs the first stop is the storage area perfect for keeping extra canned goods! Next is the den that is currently being used as an office that also features a 3 piece bathroom. The rec room is large and can easily be separated into two areas such as a home gym and a tv room! Finishing off the home is the utility room with the owned furnace, water softener and plenty of storage. This home also f...

Listing Presented By:



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**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

Games room 19 ft X 8 ft ,5 in

Utility room 20 ft X 15 ft

Storage 9 ft X 5 ft

Den 12 ft ,9 in X 9 ft

3pc Bathroom 5 ft ,3 in X 8 ft

Other 12 ft ,7 in X 18 ft ,8 in

Laundry room 2 ft ,9 in X 5 ft ,1 in

Foyer 16 ft ,6 in X 6 ft ,8 in

Other 12 ft ,7 in X 18 ft ,8 in

Living room 14 ft ,8 in X 18 ft ,8 in

Dining room 11 ft ,5 in X 9 ft ,9 in

Kitchen 11 ft ,5 in X 9 ft

Mud room 6 ft X 18 ft ,6 in

Primary Bedroom 11 ft X 14 ft ,8 in

2pc Ensuite bath 6 ft ,8 in X 5 ft ,8 in

4pc Bathroom 7 ft ,3 in X 7 ft ,8 in

Bedroom 9 ft X 11 ft

Bedroom 11 ft X 14 ft ,8 in