

## Buy and Sell Smart: Zero Commission, Maximum Value!

1159 NIGHTINGALE TERRACE

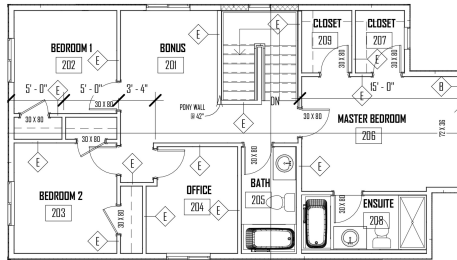


WEST ELEVATION



www.salebyu.com

1159 NIGHTINGALE TERRACE



SECOND FLOOR



www.salebyu.com

1159 NIGHTINGALE TERRACE

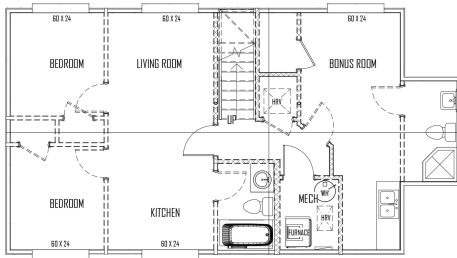


SOUTH ELEVATION



www.salebyu.com

1159 NIGHTINGALE TERRACE

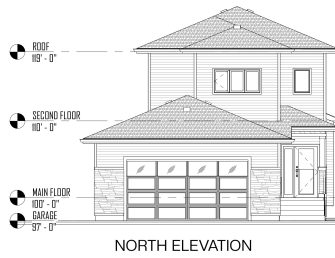


BASEMENT FLOOR



www.salebyu.com

1159 NIGHTINGALE TERRACE

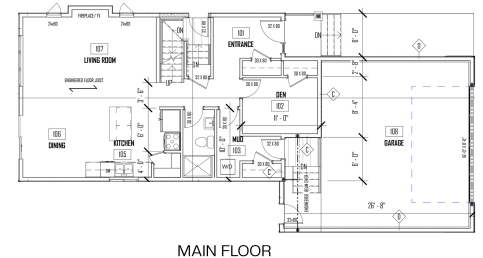


NORTH ELEVATION



www.salebyu.com

1159 NIGHTINGALE TERRACE



MAIN FLOOR




www.salebyu.com

## Affordable house for sale in Kensington



**1159 | Nightingale Saskatchewan | Saskatoon | S7L 7N5**

**\$ 775,000.00**

 6

 4

 2

 1807 SF

 2025

 4

 0

 5000 SF



## Listing Description

Welcome to 1159 Nightingale Terrace in beautiful Saskatoon, Saskatchewan! This wonderful property features three generously sized bedrooms and two full bathrooms, making it perfect for families or those seeking spacious living.

The main floor boasts an open concept design, ideal for entertaining and everyday living. A cozy electric fireplace adds warmth and charm to the living space, creating an inviting atmosphere for gatherings or quiet evenings at home.

The second floor has 3 spacious bedrooms and a nook that could be used as an office or yoga studio. The master bedroom boasts a

Basement has 3 bedrooms & two full bathrooms, making it a fantastic opportunity for a rental or extended family living. With ample space and flexibility, this home is designed to meet various needs.

Don't miss out on the chance to own this versatile property in a welcoming community! Please call for private viewing-3062414690. Realtors are welcome!!



## Property Summary

☐ **Property Type**  
Attached

☐ **Building Type**  
House

☐ **Square Feet**  
1807

☐ **Neighbourhood**  
Kensington

☐ **Land Size**  
40x125

☐ **Built In**  
2025

☐ **Garage Type**  
Attach



## Building Features

☐ **Architectural Style**  
2 Storey

☐ **Above Grade SF**  
1807

☐ **Levels Above Grade**  
1

☐ **Construction Material**  
Wood Frame

☐ **Roofs**  
Asphalt Shingles

☐ **Exterior Finish**  
Siding, Stone

☐ **Basement Type**  
Full Basement

☐ **Basement Wall**  
Concreate

☐ **Basement Suite**  
Regulation

☐ **Seperate Basement Entry**  
Yes

☐ **Equipment Included: (Chattel)**  
Fridge, Stove, Washer, Dryer, Dishwasher  
(B.I.), Garage Door Opener/Controls, Hood Fan,  
Oven (B.I.)

☐ **Heating Features**  
Forced Air

☐ **Heating Basements**  
Forced Air

☐ **Furnace Features**  
Owned

☐ **Water Heater**  
Included

☐ **Outdoor Area**  
Garden Area, Lawn Back, Lawn Front



## Garage/Parking Features

☐ **Dimensions/Size**  
W: 20 \* L: 22

☐ **Attached**  
2

☐ **Heated Garage**  
Yes

☐ **Garage/Lane Suite**  
Yes

☐ **Insulated Garage**  
Yes



## Room Measurement

Lebel	Room	Size	Floor
Main	Living Room	20.00 x 12.00	Laminate

	Kitchen/Dining	25.00 x 12.00	Laminate
	Office	11.00 x 8.40	Laminate
	Bathroom 3-piece	10.00 x 5.00	Tile
2nd	Master Bedroom	15.10 x 11.00	Laminate
	Bathroom 4-piece	12.10 x 6.00	Tile
	Bed Room	10.80 x 10.00	Laminate
	Bed Room	10.80 x 10.00	Laminate
	Office	10.80 x 8.80	Laminate
	Family Room	10.00 x 9.30	Laminate
Basement	Living Room	10.40 x 9.80	Vinyl Plank
	Kitchen/Dining	10.40 x 9.80	Vinyl Plank
	Bed Room	10.40 x 9.60	Vinyl Plank
	Bed Room	10.40 x 9.60	Vinyl Plank
	Bathroom 4-piece	7.00 x 5.50	Tile
	Family Room	20.80 x 8.00	Vinyl Plank
	Bathroom 3-piece	11.00 x 5.00	Tile