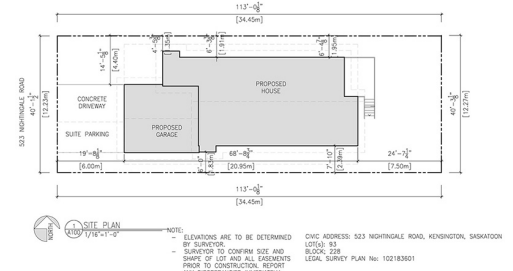
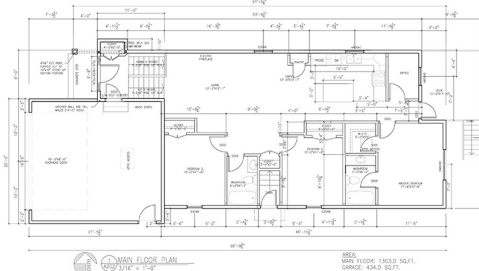
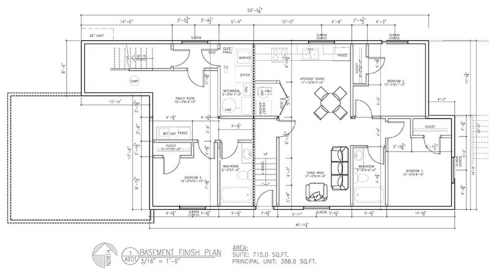


## Buy and Sell Smart: Zero Commission, Maximum Value!




## Affordable house for sale in Kensington



**523 | NIGHTINGALE ROAD | Road | Saskatchewan | Saskatoon | S7L 6X7**

**\$ 599,900.00**

 **6**

 **4**


 **2**

 **1303 SF**

 **2024**

 **4**

 **0**

 **4520 SF**

 **Listing Description**

Very affordable house for sale in Kensington.



## Property Summary

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> <b>Property Type</b><br>Detached   | <input type="checkbox"/> <b>Building Type</b><br>House | <input type="checkbox"/> <b>Square Feet</b><br>1303 |
| <input type="checkbox"/> <b>Neighbourhood</b><br>Kansington | <input type="checkbox"/> <b>Land Size</b><br>40x113    | <input type="checkbox"/> <b>Built In</b><br>2024    |
| <input type="checkbox"/> <b>Annual Taxes</b><br>NA          | <input type="checkbox"/> <b>Garage Type</b><br>Attach  |   |



## Building Features

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> <b>Architectural Style</b><br>B-Level      | <input type="checkbox"/> <b>Above Grade SF</b><br>1303                                 | <input type="checkbox"/> <b>Levels Above Grade</b><br>1          |
| <input type="checkbox"/> <b>Construction Material</b><br>Wood Frame | <input type="checkbox"/> <b>Roofs</b><br>Asphalt Shingles                              | <input type="checkbox"/> <b>Exterior Finish</b><br>Siding, Stone |
| <input type="checkbox"/> <b>Basement Type</b><br>Full Basement      | <input type="checkbox"/> <b>Basement Wall</b><br>Concreate                             | <input type="checkbox"/> <b>Basement Suite</b><br>Regulation     |
| <input type="checkbox"/> <b>Separte Basement Entry</b><br>Yes       | <input type="checkbox"/> <b>Equipment Included: (Chattel)</b><br>Fridge, Stove, Washer |  |
| <input type="checkbox"/> <b>Heating Features</b><br>Forced Air      | <input type="checkbox"/> <b>Heating Basements</b><br>Forced Air                        |  |
| <input type="checkbox"/> <b>Outdoor Area</b><br>Garden Area         |  |  |



## Garage/Parking Features

☐ Dimensions/Size

W: 22 \* L: 24

☐ Attached

2

☐ Heated Garage

Yes

☐ Garage/Lane Suite

Yes

☐ Insulated Garage

Yes



## Room Measurement

Lebel	Room	Size	Floor
Main	Living Room	13.10 x 13.30	Laminate
	Dining	13.10 x 12.00	Laminate
	Master Bedroom	13.60 x 11.60	Laminate
	Bathroom 4-piece	8.20 x 5.00	Tile
	Bed Room	11.80 x 10.00	Laminate
	Bed Room	11.80 x 10.00	Laminate
	Bathroom 4-piece	8.10 x 5.00	Tile
Basement	Living Room	14.60 x 11.00	Vinyl Plank
	Family Room	14.90 x 10.30	Vinyl Plank
	Kitchen/Dining	11.60 x 11.10	Vinyl Plank
	Bed Room	14.60 x 10.00	Vinyl Plank
	Bathroom 4-piece	10.00 x 5.00	Tile
	Bed Room	11.20 x 10.60	Vinyl Plank
	Bed Room	11.10 x 10.00	Vinyl Plank
	Bathroom 4-piece	7.00 x 5.00	Tile