

Buy and Sell Smart: Zero Commission, Maximum Value!

844 Nightingale Rd. Saskatoon, SK



RIGHT ELEVATION

844 Nightingale Rd. Saskatoon, SK



MAIN FLOOR PLAN - 1287 SQ.FT

844 Nightingale Rd. Saskatoon, SK



REAR ELEVATION



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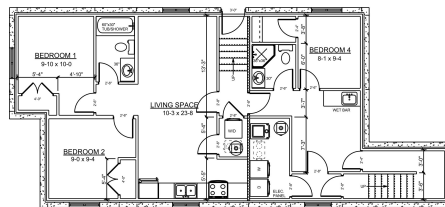
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844 Nightingale Rd. Saskatoon, SK



LEFT ELEVATION

844 Nightingale Rd. Saskatoon, SK



BASEMENT DEVELOPMENT
SUITE AREA: 696 SQ.FT



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
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Affordable house for sale in Kensington




844 | Nightingale | Road | Saskatchewan | Saskatoon | S7L6Y1

\$ 675,000.00

 6

 4


 2

 1287 SF

 2025

 4

 0

 4800 SF



Listing Description

Welcome to 844 Nightingale Road in beautiful Saskatoon, Saskatchewan! This inviting 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.

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**
1287

☐ **Neighbourhood**
Kensington

☐ **Land Size**
40x120

☐ **Built In**
2025

☐ **Garage Type**
Attach



Building Features

☐ **Architectural Style**
B-Level

☐ **Above Grade SF**
1287

☐ **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

☐ **Separte Basement Entry**
Yes

☐ **Equipment Included: (Chattel)**
Fridge, Stove, Washer, Dryer, Dishwasher
(B.I.), Hood Fan, Microwave

☐ **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: 22 * L: 24

☐ **Attached**
2

☐ **Heated Garage**
Yes

☐ **Garage/Lane Suite**
Yes

☐ **Insulated Garage**
Yes



Room Measurement

Lebel	Room	Size	Floor
Main	Living Room	13.00 x 13.00	Laminate
	Kitchen/Dining	11.00 x 13.00	Laminate
	Master Bedroom	10.90 x 13.60	Laminate
	Bathroom 4-piece	5.00 x 8.10	Tile
	Bed Room	10.00 x 11.20	Laminate

	Bed Room	9.90 x 11.20	Laminate
	Bathroom 4-piece	5.00 x 8.10	Tile
Basement	Living Room	10.30 x 13.30	Vinyl Plank
	Kitchen/Dining	11.00 x 11.60	Vinyl Plank
	Master Bedroom	9.10 x 10.00	Vinyl Plank
	Bed Room	9.00 x 9.40	Vinyl Plank
	Bathroom 4-piece	5.00 x 8.00	Tile
	Bed Room	8.00 x 9.40	Vinyl Plank
	Dining	8.00 x 8.00	Vinyl Plank
	Bathroom 3-piece	5.00 x 6.00	Tile