



GRASSROOTS
REALTY GROUP

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502 2 Street E
Maidstone, Saskatchewan

MLS # A2317829



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,327 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.36 Acre		
Lot Feat:	Corner Lot, See Remarks, Treed		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Res

Utilities: -

Inclusions: N/A

Where Family Comes First and Community Still Matters Welcome to Maidstone, Saskatchewan — a community proudly known as "Small Town Friendly, Big Town Services." Here, children still walk to school, neighbours know each other by name, and essential amenities are just minutes away. Perfectly located between Lloydminster and The Battlefords, this thriving town offers the ideal balance of small-town living with convenient access to larger centres. This remarkable 3,200+ square foot two-storey home was built with family living in mind. From the moment you step inside, you'll appreciate the generous room sizes, thoughtful layout, and welcoming spaces designed for everyday life as well as special occasions. At the heart of the home is a stunning kitchen that will delight any home chef, featuring extensive cabinetry, beautiful quartz countertops, abundant workspace, and room for everyone to gather. Whether you're preparing weeknight dinners, holiday feasts, or helping with homework at the kitchen table, this space is built to bring people together. A formal dining room is ready for celebrations and family dinners, while the spacious breakfast area offers the perfect spot to start each day. The warm and inviting family room, complete with a charming wood-burning stove, creates a cozy place to unwind after a busy day. Multiple living spaces throughout the home ensure everyone has room to spread out while still feeling connected. The convenience of a main-floor primary bedroom with a private 4-piece ensuite makes day-to-day living effortless. Upstairs, a bright and comfortable sitting area provides endless possibilities as a library, reading retreat, play area, or home office, while additional bedrooms offer plenty of space for a growing family. One of the home's most appealing features is the separate entrance to the basement. The expansive lower level is

largely open and ready for your vision, whether that's additional family living space, a games room, home gym, or the future development of a suite for extended family or rental income potential. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, you'll appreciate the oversized heated double garage and mature surroundings, while the location is hard to beat. Schools are directly across the road, making morning routines a breeze, and the hospital is just two blocks away. It's a setting that offers both convenience and peace of mind. Homes of this size and versatility are a rare find, especially in a community where families can truly put down roots. If you've been searching for a property that offers room to grow, room to gather, and a location that supports a genuine sense of community, this Maidstone home deserves your attention. It's more than just a house—it's a place where family memories are waiting to be made.