



GRASSROOTS
REALTY GROUP

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19 3rd street west
St. Walburg, Saskatchewan

MLS # A2318504



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R!
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: none

Welcome to quality, craftsmanship, and pride of ownership in the heart of St. Walburg — proudly known as the Gateway to the North. This stunning bi-level home has been beautifully renovated from top to bottom and showcases exceptional attention to detail throughout. From the moment you step inside, you'll appreciate the care and investment that has gone into every update, with premium materials and superior workmanship evident in every room. The home features high-end flooring, gorgeous countertops, custom cabinetry, and beautifully finished tile work, creating a warm and modern feel that's both stylish and functional. The bright and inviting layout offers comfortable living spaces perfect for family gatherings, entertaining friends, or simply enjoying everyday life. Step outside and you'll discover one of the property's standout features—a huge lot with plenty of room for kids, pets, gardening, or simply enjoying the outdoors. The spacious deck is the perfect place to relax with your morning coffee, host summer barbecues, or unwind after a long day while taking in the peaceful surroundings. For those needing extra space, this property also offers two double garages, providing ample room for vehicles, recreational toys, storage, or workshop space. Located in the welcoming community of St. Walburg, you'll enjoy the charm of small-town living with great local amenities, a strong sense of community, and easy access to some of Saskatchewan's best hunting, fishing, lakes, and outdoor recreation. This is more than just a home—it's a lifestyle. With quality renovations, a massive yard, incredible outdoor space, and room for all your hobbies and activities, this property is truly a must-see. Homes of this caliber rarely come available, and the quality must be seen in person to be fully appreciated.

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