



**GRASSROOTS**  
REALTY GROUP

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206 1st Avenue W  
Maidstone, Saskatchewan

MLS # A2227271



**\$94,500**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | 1 and Half Storey                                 |        |                   |
| Size:     | 704 sq.ft.  | Age:   | 1940 (85 yrs old) |
| Beds:     | 1   | Baths: | 1                 |
| Garage:   | Off Street  |        |                   |
| Lot Size: | 0.14 Acre   |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Rectangular Lot |        |                   |

|             |                               |            |    |
|-------------|-------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas       | Water:     | -  |
| Floors:     | Carpet, Laminate              | Sewer:     | -  |
| Roof:       | Asphalt Shingle               | Condo Fee: | -  |
| Basement:   | Crawl Space, Partial          | LLD:       | -  |
| Exterior:   | Wood Frame                    | Zoning:    | R1 |
| Foundation: | Other                         | Utilities: | -  |
| Features:   | Kitchen Island, Vinyl Windows |            |    |

Inclusions: N/A

Nestled on a tranquil street neighboring the Church in charming Maidstone, SK, this 1940 gem underwent a transformative rebirth, shedding its old skin to emerge anew. Stripped back to the studs and lavishly renovated, every detail meticulously crafted with care. From fresh windows that whisper of modernity to new insulation cocooning within, from sleek drywall breathing life into each room to flooring that echo underfoot like a symphony of comfort. A kitchen adorned with cabinets gleaming in their novelty and fixtures sparkling like stars in an endless sky; bathroom boasting similar delights&mdash;each corner touched by renewal. Exterior dressed anew in stucco armor and shingles standing proud against the elements. This cozy abode whispers tales of warmth and simplicity&mdash;a sanctuary awaiting a first-time homeowner's touch or beckoning as an investment opportunity ripe for harvest. The perfect fusion of practicality and charm awaits within these walls. Quick possession can be accommodated.