



**GRASSROOTS**  
REALTY GROUP

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**209 2 Avenue E  
Maidstone, Saskatchewan**

**MLS # A2255047**



**\$239,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                       |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Bungalow                   |               |                   |
| <b>Size:</b>     | 1,168 sq.ft.               | <b>Age:</b>   | 1984 (41 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Quartz Counters |                   |    |

**Inclusions:** none

This well maintained 1984 bungalow combines comfort and updates in a prime location near schools, the rink, and downtown. The main floor features two bedrooms, a full bath, spacious kitchen with solid surface countertops (updated 3 years ago), large dining and living areas, and main floor laundry. The primary bedroom opens to a newly built deck, and access to the backyard. Downstairs offers a family room with gas fireplace, office space, an additional bedroom with 3-piece bath, storage rooms, and convenient direct entry from outside. Recent upgrades include easy-care laminate flooring, newer HE furnace, updated entry steps, and insulated garage doors on the double car (26' X 24") heated garage. Back lane access and RV parking along the garage finish off this nice package.