



**103 1 Street**  
**Paradise Hill, Saskatchewan**

**MLS # A2296337**



**\$263,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

This one owner 1986 bi-level home with garage is located in Paradise Hill and is ready for new owners! The main floor boasts a light-filled living room, large eat-in kitchen, access to the sheltered back patio, a full 4-pc bath and 2 well-sized bedrooms. In the basement there is a family room, another bedroom, a computer room/office, a 4-pc bathroom and a bright laundry room. The heated single garage extends to a workshop/craft area as well, and measures 12 wide by 50 deep with 1/2 being car space. There is a garden area behind the garage and extra parking at the back of the yard if needed. Updates over the years include a high efficiency furnace, vinyl windows, water heater, shingles, paint, some flooring, asphalt driveway, rubber coated front walkway, and a large rear cement patio. The Village of Paradise Hill has amenities such as a school, an arena, fuel and groceries. It is a gateway community to many parks and lakes that are great for camping, swimming and fishing. Call to view!