

# \$269,000 - 129 Birch Drive, Weyburn

MLS® #SK008638

**\$269,000**

4 Bedroom, 2.00 Bathroom, 1,493 sqft

Single Family on 0.15 Acres

N/A, Weyburn, Saskatchewan

Welcome to this thoughtfully designed family home located on a desirable corner lot in a quiet, established neighborhood. This 4-bedroom, 2-bathroom property offers a unique and functional layout, making it an ideal choice for growing families, multi-generational living, or anyone in need of extra space and flexibility. Entering in from the double driveway, you are welcomed into a spacious and inviting sunken family room with fireplace and patio doors to the backyard. The home's layout is both practical and unique, with all four bedrooms located at the back of the house for added privacy. At the heart of the home, the bright kitchen and dining area flow naturally into both the family room and living room areas located on either side, making entertaining or day-to-day living both comfortable and convenient. The lower level is fully developed and offers additional living space, including that extra bedroom, laundry area, and plenty of storage. Whether you need a home office, playroom, or guest suite, this basement offers that flexible space. Outside, enjoy the fully fenced yard, ideal for pets or kids. This space features a cozy patio area complete with pergola—perfect for relaxing or hosting summer gatherings and an included shed. There's also a side yard that adds to the overall outdoor space. The single attached garage offers extra storage and off-street parking, with easy access directly into the home. Additional features include updated shingles, great curb appeal, and a location that



can't be beat. Just a short walk from Elks Park and the local high school, this home offers convenience for your busy family. Don't miss out on this spacious, well-located home with room to grow and a layout that truly stands out! (id:6289)

Built in 1963

**Essential Information**

Listing #	SK008638
Price	\$269,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,493
Acres	0.15
Year Built	1963
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	129 Birch Drive
Subdivision	N/A
City	Weyburn
Province	Saskatchewan
Postal Code	S4H0S6

**Amenities**

Features	Corner Site, Irregular lot size
Parking	Attached Garage, Parking Space(s)
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Oven - Built-In, Hood Fan, Storage Shed, Stove
Heating	Natural gas Forced air
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes

## Exterior

Exterior Features    Lawn, Garden Area

## Listing Details

Listing Office                RE/MAX Weyburn Realty 2011



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