

\$98,500 - 3 404 8th Avenue E, Watrous

MLS® #SK009629

\$98,500

3 Bedroom, 2.00 Bathroom, 1,232 sqft
Single Family

N/A, Watrous, Saskatchewan

Affordable 3-Bedroom Modular Home on Rented Lot in Watrous. Built in 2011, this well-maintained 3-bedroom, 2-bathroom modular home offers comfortable living in the friendly community of Watrous. Situated on a rented lot, the property features a fully fenced front yard and convenient gravel parking. A partially covered front deck welcomes you into the home through a spacious foyer that doubles as a laundry area, complete with a newer washer and dryer (installed March 2025). The kitchen is well-equipped with ample cabinetry, a microwave rangehood, and updated appliances including a fridge and stove (both new as of March 2025). Adjacent to the kitchen is a bright dining area with a window overlooking the yard. The living room is open and inviting, finished with durable vinyl plank flooring and large windows that bring in plenty of natural light. Down the hallway are two comfortable bedrooms with closets, along with a full 4-piece bathroom. At the opposite end of the home, the primary bedroom provides a private retreat featuring vinyl plank flooring, a large walk-in closet, and a spacious 4-piece ensuite. Enjoy the luxury of a corner soaker tub, double-sink vanity, and plenty of room to relax. The outdoor space includes three garden sheds and raised garden bedsâ€”perfect for extra storage and those with a green thumb. Recent updates include newer shingles (2023), some flooring, and a section of the fence. Lot Rent from Watrous Trailer & RV Park: \$471.95/month, which



conveniently includes property taxes, water/sewer, and garbage services. Don't miss this home offering great value in a quiet community! (id:6289)

Built in 2011

Essential Information

Listing #	SK009629
Price	\$98,500
Bedrooms	3
Bathrooms	2.00
Square Footage	1,232
Year Built	2011
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	3 404 8th Avenue E
Subdivision	N/A
City	Watrous
Province	Saskatchewan
Postal Code	S0K4T0

Amenities

Features	Lane
Parking	Gravel, None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window Coverings, Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Window air conditioner

Exterior

Exterior Features	Lawn
-------------------	------

Listing Details

Listing Office	Century 21 Fusion - Humboldt
----------------	------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 5:16pm MDT