

# \$140,000 - 9 Day Street, Wellington Rm No. 97

MLS® #SK014231

**\$140,000**

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Single Family on 0.60 Acres

Tyvan (Wellington Rm No. 97), Wellington Rm No. 97, Saskatchewan

Situated on a generous double lot surrounded by mature trees and privacy hedges, this charming property offers a peaceful setting with loads of potential. The main bungalow has seen thoughtful updates over the years and includes 2 bedrooms, 1 full bathroom, and a dedicated laundry room. In 2023, many updates were professionally completed, including new drywall and trim throughout, plus drywall replaced under the bedroom and bathroom windows. The kitchen windows were updated around 10 years ago, and an old electrical panel was removed from the kitchen, leaving a perfect nook for shelving or a coffee bar. A 200-amp panel in the utility/laundry room was upgraded about 10 years ago. There is electric baseboard throughout, and existing ductwork and natural gas service to the houseâ€™making furnace installation straightforward if the buyer prefers. Thereâ€™s also wiring for both an electric fireplace in the living room and power to the fishpond (currently shut off at the breaker). The crawlspace provides utility access and houses the water pump. A private well, drilled approximately 7 years ago and 14 feet deep, includes heat tape to prevent freezing. The septic system sits on the southwest side of the yard and is marked with wood covering. Outside, enjoy a bricked patio, waterfall-fed pond, chokeberry bushes, and four ornamental trees that attract birds and add seasonal color. Thereâ€™s also a treehouse with slide, a



fenced animal pen, and multiple sheds, including a chicken and goat penâ€”YES! You can have goats or chickens! A large open area is ready for planting a garden and preserving to your heartâ€™s content. At the back of the property sits a second dwellingâ€”the "old blue house." This heritage-style two-storey is a fixer-upper full of character and possibility. Itâ€™s currently used for storage (no interior photos available) but could be restored into something truly special with the right vision. Donâ€™t miss your chance to grab your slice of this peaceful small-town paradise! (id:6289)

Built in 1966

**Essential Information**

Listing #	SK014231
Price	\$140,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,035
Acres	0.60
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	9 Day Street
Subdivision	Tyvan (Wellington Rm No. 97)
City	Wellington Rm No. 97
Province	Saskatchewan
Postal Code	S0G4X0

**Amenities**

Features	Treed, Other, Rectangular
Parking	None, Parking Space(s)

**Interior**

Appliances	Washer, Refrigerator, Dryer, Window Coverings, Hood Fan, Storage Shed, Stove
Heating	Electric
# of Stories	1

## Exterior

Exterior Features    Lawn, Garden Area

## Listing Details

Listing Office            Coldwell Banker Local Realty



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