

\$398,000 - 803 1st Street, Humboldt

MLS® #SK014997

\$398,000

6 Bedroom, 4.00 Bathroom, 2,553 sqft

Single Family on 0.15 Acres

N/A, Humboldt, Saskatchewan

Welcome to 803 1st Avenue located in the beautiful town of Humboldt, Saskatchewan! This home is situated on the quiet south end of town, within walking distance of St. Dominic School and just down the block from amenities such as gas stations, churches, a car wash, restaurants, and a skating rink. Humboldt has experienced noticeable growth in recent years, thanks to infrastructure improvements and business development, making it an ideal place to live and work. Additionally, three major mines surround Humboldt: Nutrien Potash Mine (35 minutes away), Mosaic Colonsay Mine (52 minutes away), and the BHP Jansen Mine (45 minutes away). This 2,553 sq. ft. home offers 6 bedrooms, 4 bathrooms, has a single attached garage, and a beautiful deck to enjoy the sun rise. The Legal basement suite currently generates \$1,400/month in rental income, covering utilities, taxes and insurance for the entire home. The Legal Suite features two generously sized bedrooms, ample sunlight, a 4-piece bathroom, and a spacious layout of 1,047 sq. ft. The upstairs portion of the house includes 4 bedrooms, 3 bathrooms, and large, light-filled living spaces. The upstairs offers two kitchens and a separating party wall, giving you the option for separated living quarters. This home offers three separate washer/dryer units, three kitchens, plenty of parking and conveniently located to all amenities. A parcel like this offers a rare combination of size, versatility, and income



potential. Don't miss your chance to own this exceptional property. Call today to schedule your private viewing! (id:6289)

Built in 1978

Essential Information

Listing #	SK014997
Price	\$398,000
Bedrooms	6
Bathrooms	4.00
Square Footage	2,553
Acres	0.15
Year Built	1978
Type	Single Family
Sub-Type	Freehold

Community Information

Address	803 1st Street
Subdivision	N/A
City	Humboldt
Province	Saskatchewan
Postal Code	S0K2A0

Amenities

Features	Treed, Rectangular
Parking	Attached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dryer, Window Coverings, Storage Shed, Stove
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office

RE/MAX Saskatoon



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