

\$170,000 - 1101 Knox Avenue, Rouleau

MLS® #SK017052

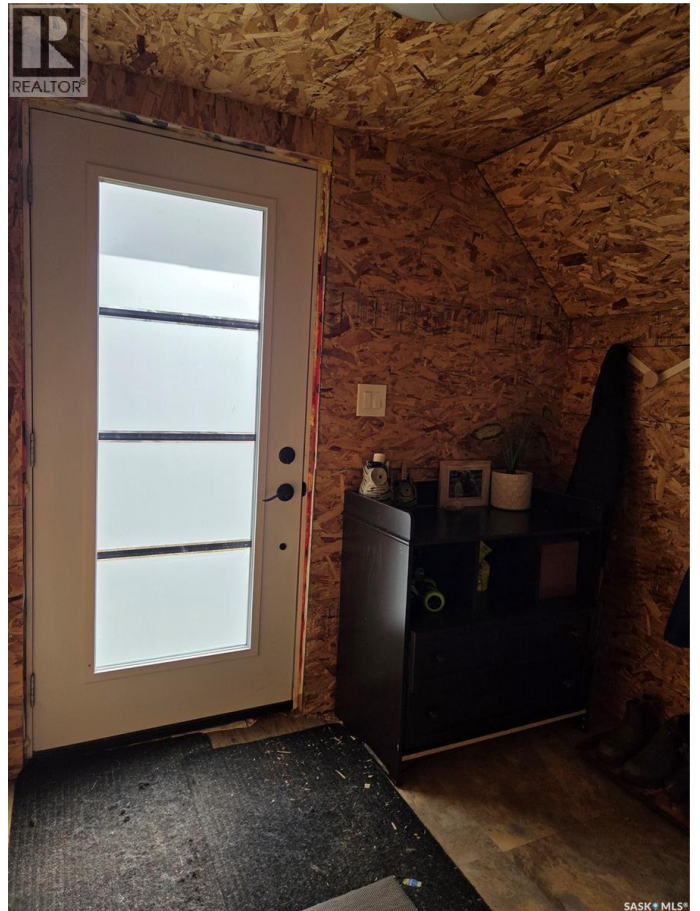
\$170,000

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Single Family on 0.28 Acres

N/A, Rouleau, Saskatchewan

Welcome to Rouleau! Known as the home of SK's famous Corner Gas and nicknamed "Dog River," this vibrant community is just 35 minutes from either Regina or Moose Jaw! The perfect spot for commuters who want peace and space without sacrificing convenience. Rouleau offers it all: a K-12 school, restaurant/bar, gas station, post office, sports arena, liquor store, hardware store, and more. Step inside this bright 3-bedroom, 1-bath, 1,090 sqft bungalow and instantly feel its warm, welcoming vibe. Recently refreshed with new siding, house wrap, updated windows, and central A/C (2025). The new mudroom entry adds storage and leads into the heart of the home, where original hardwood floors flow through most of the main level. The living room is filled with natural light from large south-facing sliding windows. In the kitchen, you'll find granite countertops, stainless steel appliances, a gas range, and a huge chalkboard wall. Perfect for recipes, lists, or family artwork. The 4-piece bathroom was updated in 2022, and the primary bedroom offers hardwood floors and a roomy wardrobe. Two other bedrooms complete the main floor, both with original hardwood and deep closets. The unfinished basement is full of potential and already has key updates: new ductwork (2021), gas water heater (2025), updated electrical panel, sump pump, and a roughed-in 2nd bathroom. The sewer main was fully replaced with a backflow valve installed, and the foundation has been partially braced.



Outside, your private sanctuary awaits â€” a large backyard with a spacious deck shaded by mature trees, perfect for unwinding or entertaining. Enjoy a fenced dog run, play structure, and a shed ready for a playhouse or potting haven. Garden lovers will appreciate the east-side plot, and the property backs onto the Rouleau School track field for open views and good vibes. If youâ€™ve been looking for a home where comfort, character, and opportunity align â€” this is it! (id:6289)

Built in 1953

Essential Information

Listing #	SK017052
Price	\$170,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,090
Acres	0.28
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1101 Knox Avenue
Subdivision	N/A
City	Rouleau
Province	Saskatchewan
Postal Code	S0G4H0

Amenities

Features	Treed, Rectangular, Sump Pump
Parking	Detached Garage, Gravel, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Freezer, Window
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Coverings, Play structure, St
Heating Natural gas Forced air
Cooling Central air conditioning
of Stories 1

Exterior

Exterior Features Lawn

Listing Details

Listing Office RE/MAX Crown Real Estate



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