

\$329,900 - 1311 Athabasca Street W, Moose Jaw

MLS® #SK017074

\$329,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.12 Acres

Palliser, Moose Jaw, Saskatchewan

Nestled in a Palliser neighborhood, close to parks, walking trails & schools, ideal for families who cherish community. You're greeted by a bright & airy foyer that seamlessly transitions into the main floor's open concept design. The space, flooded w/natural light, enhances the home's atmosphere. The newly renovated kitchen is a highlight, featuring elegant white cabinetry & a central island w/a solid countertop, providing ample workspace & additional storage. A pantry is also available, ensuring plenty of space for all your culinary essentials. New vinyl plank flooring stretches throughout the home, creating a cohesive & modern look that ties rooms together. Both the front & back entrances are equipped w/closets, offering convenient storage solutions for coats and shoes. The 2nd floor is home to 3 bedrooms, each providing a cozy and inviting space for relaxation. This floor is complete w/a 4pc. bath. The 3rd floor boasts a family room with large windows, perfect for gatherings or quiet evenings at home. An updated 3 pc. bath adds convenience, while the laundry & utility rooms ensure practicality is never compromised. Additionally, an insulated crawl space provides ample storage options, keeping your home organized & clutter-free. Step outside to enjoy the south-facing yard, a haven for relaxation & leisure. The patio is the perfect spot to soak up the sun, while the fully fenced & landscaped yard features garden boxes that invite you to indulge in a bit of gardening. The oversized



single det. insulated garage is a standout feature, offering alley access, extra parking spaces on the concrete front drive, and plenty of additional storage. Whether you're a car enthusiast or simply need space for your outdoor equipment, this garage has you covered. This home is a home to live more beautifully. Thoughtful design & great location, it offers the perfect opportunity. Welcome home! [CLICK ON THE MULTI MEDIA LINK FOR A VISUAL TOUR.](#) Call Today for your personal viewing. (id:6289)

Built in 1972

Essential Information

Listing #	SK017074
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,080
Acres	0.12
Year Built	1972
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1311 Athabasca Street W
Subdivision	Palliser
City	Moose Jaw
Province	Saskatchewan
Postal Code	S6H6C8

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window
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	Coverings, Garage door opener remote(s), Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	Global Direct Realty Inc.
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