

\$895,000 - 1-4 316 3rd Street W, Delisle

MLS® #SK018118

\$895,000

8 Bedroom, 8.00 Bathroom, 2,414 sqft

Single Family on 0.22 Acres

N/A, Delisle, Saskatchewan

Opportunity awaits with this high-quality modern 4-plex constructed by Flatlander Construction, a builder known for craftsmanship and attention to detail. This property offers excellent cash flow with newer, hassle-free construction in the growing town of Delisle. Investors can live in one unit and let the other three pay the mortgage, all while qualifying with as little as 5% down and enjoying positive cash flow. Each unit is individually titled, giving you flexibility for the future—hold the entire building, sell units separately down the road, or even explore the seller's option to purchase half now. With a new double-lane highway and easy commutes to Saskatoon, Delisle is poised for growth, making this an attractive long-term investment. The unit mix is designed to appeal to a wide range of tenants. Upper-level homes feature three bedrooms, two bathrooms, an attached single garage with direct entry, and a large private balcony offering panoramic countryside views—partially covered so you can choose sun or shade. Lower-level units include two bedrooms and two bathrooms, with walkout access to the spacious backyard and greenspace. Inside, every unit is finished with a stylish kitchen that includes upgraded quartz countertops, ample cabinetry, and plenty of storage. High-end laminate and tile flooring flow through the main living areas, with plush carpet in the bedrooms for added comfort. Single-level living with laundry on the same floor makes each unit convenient and



practical. This is just the tip of the iceberg with great schools & park nearby”reach out today to explore the full potential. (id:6289)

Built in 2015

Essential Information

Listing #	SK018118
Price	\$895,000
Bedrooms	8
Bathrooms	8.00
Square Footage	2,414
Acres	0.22
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1-4 316 3rd Street W
Subdivision	N/A
City	Delisle
Province	Saskatchewan
Postal Code	S0L0P0

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, 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

eXp Realty



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