

# \$269,900 - 21 Maple Place, Birch Hills

MLS® #SK019913

**\$269,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.15 Acres

N/A, Birch Hills, Saskatchewan

Affordable Family Home in Birch Hills Backing Green Space! Welcome to this 4-bedroom, 2-bathroom bi-level home located on a quiet street in the friendly town of Birch Hills. Built in 1978 and offering 961 sq/ft on the main level, this home is perfect for families seeking comfort, space, and affordability. The open-concept main floor is bright and welcoming, featuring a cozy living room with a fireplace, a U-shaped kitchen with stainless steel appliances, and direct patio access to the deck overlooking the fenced southwest-facing backyard and green space. Two bedrooms and a full bathroom complete the main level. The fully developed basement offers a spacious rec room with large windows, two additional bedrooms, a 3-piece bathroom, and laundry/utility space. Outdoors, youâ€™ll find a newer 28x28 double detached garage with alley access, a double driveway in the front, mature trees, and sod done in 2023. Additional features include a durable tin roof for low maintenance, newer windows (2019), central air conditioning (2025) and a fantastic location just steps from the school, parks, and all the amenities Birch Hills has to offer. This is a wonderful opportunity for a new family looking for a safe, quiet, and welcoming community to call home. (id:6289)

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | SK019913      |
| Price          | \$269,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 961           |
| Acres          | 0.15          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bi-level      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 21 Maple Place |
| Subdivision | N/A            |
| City        | Birch Hills    |
| Province    | Saskatchewan   |
| Postal Code | S0J0G0         |

### Amenities

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

### Interior

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

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | Lawn |
|-------------------|------|

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Coldwell Banker Signature |
|----------------|---------------------------|



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