

\$559,900 - 101 6th Avenue W, Watrous

MLS® #SK020427

\$559,900

6 Bedroom, 3.00 Bathroom, 1,920 sqft

Single Family on 0.16 Acres

N/A, Watrous, Saskatchewan

Prepare to be impressed by this stunning modified bilevel in the busy town of Watrous! Step into the roomy entrance with porcelain tile floors and a huge closet. Main level has an inviting open concept living room, dining area and kitchen - perfect for family living and entertaining! The huge kitchen is a chef's dream, offering an incredible amount of maple cabinetry with ample counter space, corner pantry and updated stainless appliances. Beautiful hardwood floors extend through the main living areas and into the bedrooms, enhancing the warm and welcoming atmosphere. The deck overlooking the backyard is easily accessed from the kitchen, offering ideal space for outdoor enjoyment. The spacious primary suite is a true retreat, complete with double sinks and a separate tub and shower in the ensuite. A huge walk in closet completes the suite. A full bath with custom tile work, and laundry with storage and folding counter are easily accessed from the main living area or the 3 bedrooms on the 2nd level. Custom blinds throughout provide privacy and light control. Downstairs, you'll find a sprawling family room, a den and bonus room (currently set up as home gym), 2 more bedrooms, a 3 pc bath with tiled shower and the utility room. Foyer also accesses the double attached heated garage. Concrete driveway and stamped concrete sidewalks are the icing on the cake. Back yard is mostly fenced and xeriscaped - easily customizable for your best use. There is an alarm system



hardwired but not currently active. Located just off Main Street behind the cenotaph park, this home is footsteps to the elementary school and all the amenities of down town. Watrous is a thriving community within 30 minutes of 3 mines and 45 minutes from BHP Jansen. Saskatoon is just over an hour away, and Regina is under 2 hours. Resort Village of Manitou Beach is 5 minutes away. Call today for your viewing appointment! As per the Seller's direction, all offers will be presented on 10/13/2025 4:00PM. (id:6289)

Built in 2009

Essential Information

Listing #	SK020427
Price	\$559,900
Bedrooms	6
Bathrooms	3.00
Square Footage	1,920
Acres	0.16
Year Built	2009
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	101 6th Avenue W
Subdivision	N/A
City	Watrous
Province	Saskatchewan
Postal Code	S0K4T0

Amenities

Features	Treed, Corner Site, Lane, Rectangular, Sump Pump
Parking	Attached Garage, Heated Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Alarm System, Window Coverings, Garage door opener remote(s), Hood Fan, Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger

Exterior

Exterior Features Lawn

Listing Details

Listing Office Realty Executives Watrous



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