

\$139,000 - 304 3rd Street N, Cabri

MLS® #SK020626

\$139,000

4 Bedroom, 2.00 Bathroom, 1,112 sqft

Single Family on 0.13 Acres

N/A, Cabri, Saskatchewan

This Cabri home has a little bit of everything â€” space, warmth, practicality, and a few thoughtful extras that make it stand out from the crowd. Letâ€™s start with the main floor, where youâ€™ll find a large, welcoming living room anchored by a wood-burning fireplace â€” the kind of spot that makes winter nights downright cozy. Just off the living area is a sunny little nook that leads into a spacious enclosed sunroom, giving you that perfect transition space to enjoy your morning coffee or a quiet evening with a good book, no matter the season. The kitchen has a timeless appeal with its light oak cupboards and an impressive amount of storage â€” more than enough for all your gadgets, baking supplies, and Sunday dinner staples. Two comfortable bedrooms and a full bathroom round out the main floor, offering both convenience and function for everyday living. Head downstairs and youâ€™ll find one of the most solid basements youâ€™ll come across in Cabri â€” a real selling point in this town! The lower level offers plenty of bonus space, including a generous rec room complete with a wet bar thatâ€™s just waiting for your next card night or movie marathon. There are also two additional bedrooms and a second full bathroom, great for guests or growing families. One of the standout features down here is the â€œsummer kitchen,â€• equipped with a gas stove â€” perfect for canning, cooking when the power goes out, or even heating the house in a pinch. Itâ€™s one of those practical



features that you don't realize how much you'll love until you have it. Outside, the 20x32 insulated garage is every hobbyist's dream. It even has a partitioned-off section at the front, allowing you to close off the workshop area and conserve heat in the winter months – smart, efficient, and ready for projects big or small. Altogether, this property offers a fantastic combination of comfort, character, and utility – a solid home built to last, with a few extra touches that make small-town living all the more enjoyable.

(id:6289)

Built in 1969

Essential Information

Listing #	SK020626
Price	\$139,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,112
Acres	0.13
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	304 3rd Street N
Subdivision	N/A
City	Cabri
Province	Saskatchewan
Postal Code	S0N0J0

Amenities

Features	Treed, Lane, Rectangular, Double width or more driveway
Parking	Detached Garage, Parking Space(s), RV
# of Garages	1

Interior

Appliances	Refrigerator, Satellite Dish, Dishwasher, Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Wall unit
Fireplace	Yes
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features Lawn

Listing Details

Listing Office Century 21 Accord Realty



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