

\$385,000 - 302 Higgins Avenue W, Melfort

MLS® #SK021023

\$385,000

5 Bedroom, 3.00 Bathroom, 1,247 sqft

Single Family on 0.14 Acres

N/A, Melfort, Saskatchewan

Built in 2013, this beautiful 1,247 sq.ft. bi-level home is full of character and modern charm. Situated on a 6,250 sq.ft. corner lot close to the hospital, this property combines style, function, and outdoor living at its best. The main floor features an open and inviting layout with 3 bedrooms and 2 full 4-piece bathrooms, including a spacious primary bedroom with its own ensuite. The home's modern design and tasteful finishes create a warm, contemporary atmosphere perfect for family living. Downstairs, the bonus room offers additional living space for relaxation, hobbies, or entertaining—ready to suit your lifestyle. Step outside to enjoy the impressive backyard setup featuring a built-in outdoor kitchen with propane Weber BBQ, a cozy fire pit area, and electrical service with disconnect—ideal for adding a hot tub, workshop, or extended outdoor kitchen. The yard is fenced, landscaped with a garden area, and includes a comfortable deck for summer gatherings. The basement offers a 2 bedroom, 1 bathroom legal suite with its own separate entrance. The kitchen is fully equipped with all standard appliances, including a fridge, stove, built in dishwasher, and microwave hood fan. There's also a washer and dryer in the suite. A fully insulated double garage adds practicality, while the property's location offers convenience and curb appeal. This is more than a home—it's a perfect blend of comfort, style, and functionality with a touch of modern class. All offers will be presented to



the seller on October 20, 2025 at 1:00pm. As per the Seller’s direction, all offers will be presented on 10/20/2025 1:00PM. (id:6289)

Built in 2013

Essential Information

Listing #	SK021023
Price	\$385,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,247
Acres	0.14
Year Built	2013
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	302 Higgins Avenue W
Subdivision	N/A
City	Melfort
Province	Saskatchewan
Postal Code	S0E1A0

Amenities

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

Interior

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

Exterior

Exterior Features	Lawn, Garden Area
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Listing Details

Listing Office Realty Executives Gateway Realty



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