

# \$209,900 - 202 304 3rd Avenue E, Watrous

MLS® #SK988335

**\$209,900**

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family

N/A, Watrous, Saskatchewan

Price Reduced!! Quick possession is possible! Welcome to this sunny, south facing, second floor corner unit in Birch Place Condos in Watrous. This updated 1,108 sq. ft. unit was built in 2001. The open kitchen, dining, and living room area makes this condo feel spacious. Vinyl plank flooring is laid throughout the unit. The master bedroom features a large closet and 3-piece ensuite. The main bathroom has a tub/shower with grab bars. The second bedroom contains an oak wall unit with fold down murphy bed making it roomy and versatile. Off the living room is a door leading to a sunny, south facing balcony. The large laundry room has a built-in fold down ironing board. Other unique features are a lighted wall niche and a sun tunnel in the foyer that provides natural light to the entrance. A pantry off the kitchen allows for extra storage. One garage stall is included in the ground level heated parking garage off the back alley. A storage unit is also located in the garage area. This building is wheelchair accessible and contains an elevator. Call your agent for a viewing! (id:6289)

Built in 2001

## Essential Information

Listing #	SK988335
Price	\$209,900
Bedrooms	2



Bathrooms	2.00
Square Footage	1,108
Year Built	2001
Type	Single Family
Sub-Type	Condominium/Strata
Style	Low rise

### Community Information

Address	202 304 3rd Avenue E
Subdivision	N/A
City	Watrous
Province	Saskatchewan
Postal Code	S0K4T0

### Amenities

Features	Elevator, Wheelchair access, Balcony
Parking	Heated Garage, Parking Space(s)

### Interior

Appliances	Washer, Refrigerator, Satellite Dish, Dishwasher, Dryer, Microwave, Garburator, Window Coverings, Garage door opener remote(s), Hood Fan, Stove
Heating	Baseboard heaters, Hot Water
Cooling	Wall unit

### Listing Details

Listing Office	James Schinkel Realty
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Listing information last updated on October 13th, 2025 at 5:16pm MDT