

# \$339,000 - 309 2nd Avenue, Gerald

MLS® #SK992874

**\$339,000**

6 Bedroom, 3.00 Bathroom, 1,728 sqft

Single Family on 0.48 Acres

N/A, Gerald, Saskatchewan

If your looking to escape the noise or hustle and find space, in a stunning custom home that could pulls in \$2300 of passive income monthly,-peek at what's perched on 6 lots in the quiet, cozy village of Gerald, Saskatchewan. Divinely located between Nutrien and Mosaic Potash mines in the heart of SE Sasks potash belt you will find a quiet cozy town (with school bus pickup), built along the edge of the cut arm creek-a location where potash and farmers meet in our industry rich neck of the woods. 309 2nd Avenue greets you with a style of home, not seen everyday. From the second you open the front door a grand stair case centred in the middle of the home separates kitchen/dining from a well lit sunken living room with original hardwood floor and Natural Gas Fireplace. Original, mint condition linoleum flooring, uniform for the main floor accents the custom Winnipeg fabricated tile.Fridge, Stove top, & Induction oven all included in sale price as well as RO. Second floor boasts a ductless split AC, hardwood floors, a full 4 pc bath,2 large bedrooms & adequate closet space. The 2nd floor Master boasts his and her closets, natural light & a 2 pc ensuite. The basement features a fully finished rec space, sauna, large dry storage area & plenty of room for freezers or root veggies. The detached 24x36 garage has 2 rental suites totalling over 1700 sq ft, a 1 bedroom, kitchen living & bathroom, shared laundry & a 2 bedroom unit with kitchen, bath and living/lounging space bringing in \$2000+



month when rented. A large mature perennial, private and well treed back yard on 6 lots is a summer time oasis complete with zip line & playhouse. A heated 16x24 work shop is also included, which boasts an additional 12x16 addition & 10x24 lean. If your still with me, lets get that tour booked & you into this stunning fairy tale spread just 15 minutes from the potash hub of Esterhazy! (id:6289)

Built in 1977

**Essential Information**

Listing #	SK992874
Price	\$339,000
Bedrooms	6
Bathrooms	3.00
Square Footage	1,728
Acres	0.48
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	2 Level

**Community Information**

Address	309 2nd Avenue
Subdivision	N/A
City	Gerald
Province	Saskatchewan
Postal Code	S0A1B0

**Amenities**

Features	Rectangular
Parking	Detached Garage, Gravel, Heated Garage, Parking Space(s)
# of Garages	1

**Interior**

Appliances	Refrigerator, Freezer, Garburator, Oven - Built-In, Window Coverings, Hood Fan, Play structure, Storage Shed, Stove
Heating	Natural gas Forced air

Cooling	Wall unit
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior Features	Lawn, Garden Area
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**Listing Details**

Listing Office	eXp Realty
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