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**1311 Athabasca Street W., Moose Jaw  
Saskatchewan S6H 6C9**

**\$329,900**

## Property Information

Property Type	• Residential
Property Style	• 3 Level Backsplit
Beds	• 3
Baths	• 2
Sq. Footage	• 1080 ft
Lot Size	• 50 x 110
MLS®	• SK017074





# Property Description

Family home close to parks, walking trail & schools, it provides an ideal setting for creating memories. You're greeted by a bright foyer that transitions into the main floor's open-concept design, w/natural light. New kitchen features white cabinetry & central island, offering ample workspace & storage. New vinyl plank flooring stretches throughout, creating a modern look. The 2nd floor houses 3 beds & 4 pc. bath, while 3rd floor offers a family room, updated bath & laundry. Step outside to enjoy the south-facing yard w/patio & garden boxes. A standout feature is the oversized single det. garage w/alley access & extra parking. Designed for beautiful living, this home offers a fulfilling lifestyle.



## Property Features

- Family Home Beautifully Renovated!
- Redesigned Main into Open Concept
- Bright Living Areas
- Vinyl Plank Flooring Runs Throughout
- White Cabinetry & Centre Island
- Storage in Centre Island & a Pantry
- 3 Bedrooms & 2 Baths
- 3rd Floor Family Room
- Tons of Extra Storage in Crawl Space
- Oversized Single Det. Garage

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