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**406 Main Street S., Moose Jaw
Saskatchewan S6H 5S9**

\$234,900

Property Information

Property Type	• Residential
Property Style	• 2 Storey
Beds	• 5
Baths	• 2
Sq. Footage	• 996 ft
Lot Size	• 54 X 125
MLS®	• SK051198



Property Description

Ideal for first-time buyers or investors, this well-maintained property offers 2 separate living areas: 3 beds/1 bath on the main floor & 2 beds/1 bath upstairs. Updates throughout, laminate flooring, an updated 4pc. bath, mudroom, separate suite entrance, shared laundry and storage. Features include a serviced boiler, separate thermostats, and dual electrical panels. Appliances included! The large corner lot offers alley access, ample parking, RV parking and potential for a garage (city approval required). Both suites have been rented by the seller. Steps to Wakamow Valley, amenities and a bus stop right out front. Live in one suite and offset costs or add to your investment portfolio!



Property Features

- For 1st Time Buyer or Investor
- Affordable & Well Maintained
- 2 Separate Living Spaces
- Main Floor - 3 Beds/1 Bath
- 2nd Floor - 2 Beds/1 Bath
- Main floor has Dining Space
- 2nd Floor has Cozy Bistro Space
- 2nd floor has own entrance
- Steps to Cornerstone School & Park
- Room for Future Garage!

Your Real Estate...My Expertise!

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