

# \$319,900 - 304 6 Avenue, Paradise Hill

MLS® #A2156567

**\$319,900**

5 Bedroom, 3.00 Bathroom, 2,465 sqft

Residential on 0.40 Acres

NONE, Paradise Hill, Saskatchewan

Welcome to this stunning 5-bedroom, 3-bathroom home, nestled on a generous double lot in the charming community of Paradise Hill. With over 2,400 square feet of living space on the main level, plus a full partially finished basement, this property offers the perfect blend of comfort, space, and potential. The main floor features a well-appointed kitchen with island seating, ideal for casual dining and entertaining. Adjacent to the kitchen is a formal dining area, perfect for hosting family gatherings. The home boasts two main floor living spaces: One just off the kitchen with a cozy wood-burning fireplace and the second near the front of the home thatâ€™s a great spot for kids to watch movies and play. Four spacious bedrooms on the main level include a primary suite with a 3-piece ensuite and walk-in closet. Additional main-level conveniences include an office, a dedicated laundry room, a 4-piece bathroom, and a 2-piece powder room. Outside, the expansive yard is a true retreat, featuring mature trees, shrubs, perennials, and a vegetable garden. Thereâ€™s plenty of space for both a boat and RV parking, making this home perfect for outdoor enthusiasts. Downstairs, The partially finished basement offers even more living space, including a family room, an additional bedroom, and versatile rooms for crafting or storage. Recent updates to the furnace and water heater ensure modern comfort and efficiency. Located in Paradise Hill, this home is a



gateway to numerous parks and lakes, ideal for camping, swimming, and fishing. The village itself offers essential amenities, including a school, an arena, fuel, and groceries. This home is a rare find, offering endless possibilities in a peaceful, picturesque setting. Donâ€™t miss your chance to make it your ownâ€”contact your realtor today to schedule a viewing!

Built in 1982

**Essential Information**

MLS® #	A2156567
Price	\$319,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,465
Acres	0.40
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	304 6 Avenue
Subdivision	NONE
City	Paradise Hill
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2G0

**Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Kitchen Island, See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove, Garage Control(s)
Heating	Baseboard, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped, Lawn, Greenbelt, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2024
Days on Market	266
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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