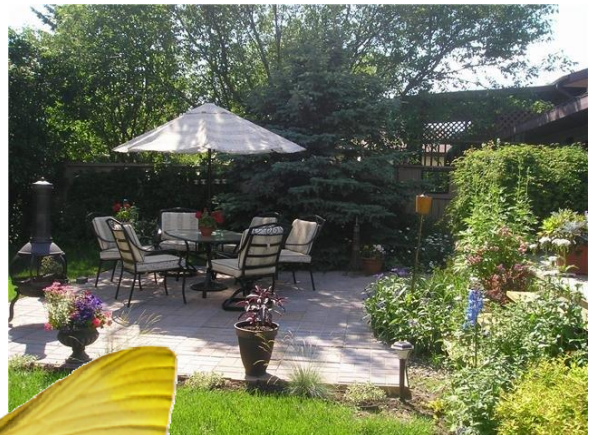


*Welcome to  
427 Nesbitt Way, Saskatoon*





Price **\$295,900**

Style **Bungalow**

Year built **1983**

Size **992 sq. ft.**

Bedrooms **4**

Bathrooms **3**

Taxes **\$2,292.00 / 2009**

Lot **108.27, RECTANGULAR**

A note written by the homeowner. "This has been a wonderful place to raise our kids over the past 22 years. The home is ideally situated to elementary schools. Both schools are fantastic. Our boys attended St. Peter Elementary school for a span of 19 years from youngest to oldest. We have been fortunate to have lovely, friendly neighbors on all sides of us. This is a very well established block with the majority of families being long-time residents. Dundonald has a very active and strong community association. Our yard has been a labour of love and provides sunshine and beautiful shade all spring and summer. The birds absolutely love it. " This 4 bedroom 3 bath home comes with jatoba hardwoods in the LR and hall. Renovated bathroom and kitchen. The lower level has been nicely developed with a large family room, bedroom, office and nice 3 piece bath. The beautiful backyard is accessible from the patio doors off of the kitchen eating area. Please note: the back underground sprinklers need to be moved as the lush shrubs and perennials are interfering with the spray; the outdoor ornaments are not included; the electric FP in the basement is not included. The garage is an attached oversized single. The shingles were replaced last year. A truly lovely home.

**Living Room 16' x 12'**

**Kitchen 8' 1 x 8'**

**Nook 10' x 9'**

**Bedroom 12' x 11' 1**

**Bedroom 9' 1 x 9'**

**Bedroom 9' x 8'**

**4-pc bath**

**3-pc bath**

**Family Room 24' x 18'**

**Bedroom 9' 1 x 9' 1**

**Other 11' x 9'**

**2-pc bath**



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