

# \$259,900 - 213 3 Street W, Lashburn

MLS® #A2237353

**\$259,900**

3 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.21 Acres

NONE, Lashburn, Saskatchewan

Discover this inviting 900+ sq ft home nestled on two full lots in the peaceful community of Lashburn. Step inside to a spacious dining area and a bright living room—originally the primary bedroom—which can easily be converted back if preferred, one bedroom and 4 piece bath. The functional kitchen includes all major appliances, making move-in a breeze.

The back entrance opens to a large porch that leads out to a beautifully treed backyard featuring a new deck, firepit area, and multiple storage sheds. You™ll also find a generous 24x26 heated garage with back alley access—perfect for year-round use.

Downstairs, the fully developed basement offers two additional bedrooms, a full bathroom, a cozy family room, cold storage under the stairs, an extra storage room, and a large laundry/utility area.

Recent updates in 2022 include new siding, shingles, eavestroughs, and several windows on both the home and garage, as well as new basement flooring—providing peace of mind and added value.

With flexible living spaces, abundant storage, and a spacious lot in a quiet location, this home is ideal for families or first-time buyers. Don™t miss your chance to own a well-maintained property with room to grow!



Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237353    |
| Price          | \$259,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 909         |
| Acres          | 0.21        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 213 3 Street W |
| Subdivision | NONE           |
| City        | Lashburn       |
| County      | Saskatchewan   |
| Province    | Saskatchewan   |
| Postal Code | S0M 1H0        |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                                       |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                           |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Garburator, Gas Water Heater, Microwave Hood Fan, Stove(s) |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Garden, Private Yard, Fire Pit                    |
| Lot Description   | Rectangular Lot, Back Lane, Back Yard, Many Trees |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Wood                                              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 109            |
| Zoning         | R1             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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