



***Welcome***

**116 - 2nd Ave, Meacham**

**Asking \$85,000.00**

**MLS# SK019048**

- \* **Legal Description:** Lot 21, Blk 10, PL G283, Ext 0
- \* **Style:** 1 1/2 storey
- \* **Size:** 1,080 sq ft
- \* **Taxes:** \$1,354/2025
- \* **Lot size:** 50 x 140
- \* **Age:** 1940

**45 Minutes to Saskatoon**

**Address: 116 - 2nd Ave, Meacham**

**Price: \$85,000.00**

## **MAIN FLOOR**

**Foyer** 7.5 x 6.5

- \* Vinyl

**Laundry/Bath** 11.6 x 7.8

- \* Tile

**Kitchen/Dining** 9 x 18.2

- \* Vinyl

**Living Room** 13.2 x 16

- \* Laminate

**Bedroom** 11.3 x 8.4

- \* Hardwood

**Bath**

- \* 4 Piece

- \* Vinyl

## **2ND FLOOR**

**Bedroom** 14.3 x 7.7

- \* Laminate

**Den** 10.5 x 9.4

- \* Laminate

**Bedroom** 9.5 x 8.9

- \* Linoleum

**Bath**

- \* 2 Piece

- \* Vinyl

## **Basement**

- \* Unfinished crawl space
- \* Preserved wood walls
- \* Gravel floor

## **Garage**

- \* No garage

## **Appliances**

- \* Fridge
- \* Stove
- \* Washer
- \* Dryer
- \* BI dishwasher
- \* Microwave

## **Yard**

- \* Deck
- \* Lawn front & back
- \* Partially fenced
- \* Trees & shrubs

## **Features**

- \* Gas fireplace
- \* Window air conditioner
- \* Town R/O system
- \* 45 minutes to Saskatoon
- \* School bus service to Vis-count