

**101 Main Street
Waseca, Saskatchewan**

MLS # A2248400



\$159,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,594 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage		

Inclusions: N/A

Tons of Potential and small town charm in the Heart of Waseca Sk! Set on four lots, this 1,594 sq. ft., 3-level split offers space, versatility, and room for your family and your lifestyle. Built in 1972 and updated over the years, it features a carpet-free main floor, 3 bedrooms upstairs, an updated main bath with newer vanity, lighting, tub, and surround, and expansive living and family rooms for comfortable everyday living. The shingles were replaced around 2018, and a newer furnace ensures efficiency. The septic system has a new pump (Feb 2025), and the property is tied into the Waseca water system. The converted garage space adds flexibility—ideal for a workshop, extra living area, or hobby, craft room. With its huge lot and inviting small-town charm, this property offers plenty of possibilities—big gardens, outdoor living spaces, future outbuildings, or simply room to enjoy the peace and quiet of rural life. Waseca is a family-friendly community only 30 minutes from Lloydminster with K–12 schooling, and full primary health services just 8 miles away in Maidstone. This is small-town living at its finest, and ready for your vision and personal touch. Reach out today!