

# HOUSE FOR RENT



## PROPERTY FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Attached garage
- Office
- Perfect for families

AVAILABLE JULY 1, 2026

## **Furnished Single Family Home For Rent**

### **Spacious detached four bedroom/four bathroom modern home with separate office, attached garage, and three large living areas in a family-friendly neighbourhood.**

The main floor offers a generous and versatile living space. To the front of the home is a livingroom with a large bay window, dining area, and piano. The kitchen is fully equipped with loads of storage and an eat-in dining area. Towards the back of the house there is a comfortable, sun-filled lounge with large south-facing windows and a gas fireplace. The office is tucked away beside the lounge and provides space for two workstations; the office has a closet and could be used as a 5<sup>th</sup> bedroom. The main floor is finished off with ample storage in the front closet, a separate coatroom where winter gear can be put away behind closed doors, and a two-piece WC.

Moving upstairs, you will find three bedrooms. The master bedroom faces south, has an ensuite bathroom with separate shower and jacuzzi bathtub, and a walk-in closet. The other two bedrooms (bedrooms 2 and 3) are similar sized to one another. One is currently arranged with a double bed and the other with two twin beds. The main family bathroom provides a shower over tub and plenty of storage. All the bedrooms have blackout blinds to help everyone sleep during the summer months. Ceiling fans are available in each bedroom, although the house also has central air conditioning.

The basement was fully remodeled in recent years, offering a fourth bathroom, fourth bedroom, laundry, storage, and a large area for relaxing as a family with soft carpeting throughout. In the family room, there is a massive couch which reclines on every seat - bringing your movie nights to the next level! There is plenty of flex space in the basement, including an area currently in use as a playroom. The washroom provides clean, new fittings including a marble tiled shower. The basement bedroom (bedroom 4) is spacious and has a queen sized bed. Both basement windows were upgraded to provide maximum light and safe exit in an emergency. The laundry area has a front load washer, separate dryer, and enough floor space to iron and hang clothes to dry. There is an extensive storage area with a workbench and full-size stand-up freezer.

Externally, the south-facing backyard offers a deck with BBQ and separate concrete patio area, set in an easy to maintain yard with a small area of grass, various trees, and perennials to enjoy on a beautiful summer day. The front yard is similarly organized and manageable with grass and perennials – easy to maintain and enjoy. There are underground sprinklers for both the front and back yards. A double attached garage provides convenient parking for two vehicles and is a welcome feature in Saskatoon winters, keeping snow and ice off your vehicles.

This home is coming on the rental market as the landlord is temporarily moving overseas. This is the perfect rental for a family moving to Saskatoon from out of country or province. Just bring your suitcases and settle in!

Neighbourhood and local amenities:

The home is located in the Lakeridge neighbourhood. Directly across the street is Crocus Park, a well-designed space to enjoy time outside in all seasons. The park has walking paths, two playgrounds, a tennis/pickleball court, multiple basketball nets, spray pad, soccer fields, baseball diamonds, skating rink, and sledding hill.

There are two elementary schools (kindergarten to grade 8) across the street from the house with options for Catholic or public education and between the two schools they offer French immersion, Montessori, and hockey academy options, in addition to regular English streams. Each school also houses an independent preschool. Various amenities are easily accessible by foot, and the following are available within a:

- 10 minute walk - convenience stores, coffee shop, doctor's office, pub, gym, barber shop, nail salon.
- 20 minute walk - large pharmacy (Shoppers Drug Mart), full grocery store, various restaurants, gyms, salons, etc.
- 35 minute walk – Lakewood Civic Centre with a public library, indoor swimming pool, and gym facilities.
- 1 hour walk – closest high school

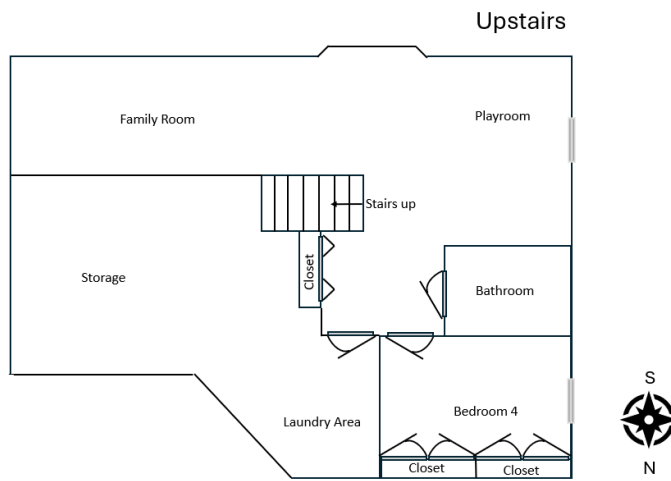
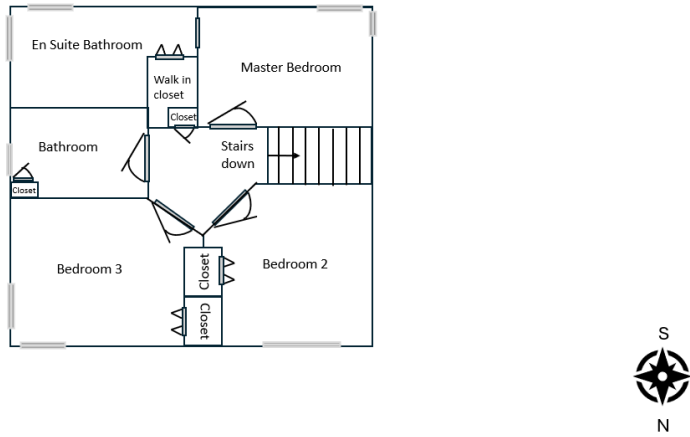
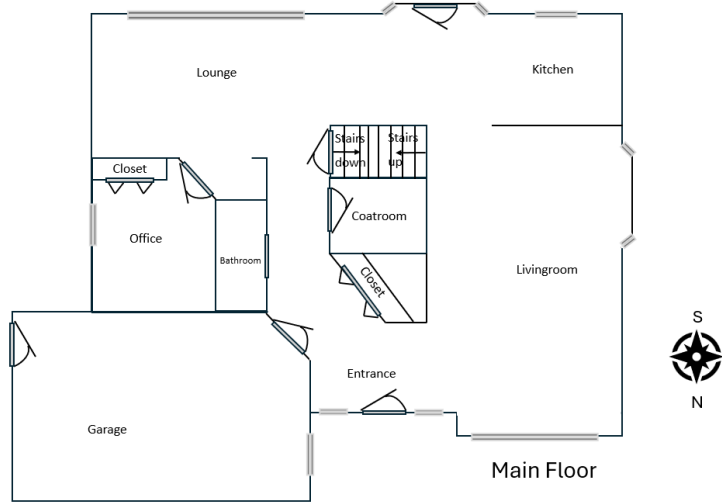
The house is close to Circle Drive and 8<sup>th</sup> Street, allowing easy car access to all areas of the city (downtown area = 12 minute drive; University of Saskatchewan and Royal University Hospital, City Hospital, and St. Paul's Hospital = 15 minute drive; Saskatoon International Airport = 16 minute drive). There is also a public bus route near the house.

Notes:

- No cats or dogs.
- We are looking for a professional tenant who is able to provide work and personal references.
- Available July 1, 2026.
- Offered on a furnished basis for a 12- or 14- month lease at \$5,400/month.
- Landlord will retain some space in garage, shed, and basement storage area for storing personal items in a tidy and organized fashion.
- Included furnishings: couches, tables, chairs, coffee and side tables, dressers, beds (frames and mattresses; 1 king, 1 queen, 1 double, 2 twin/single), bedside tables, lamps, desks, office chairs, patio furniture, two TVs, etc. All personal belongings will be removed. Inclusion of other items such as towels, bedding, bikes, sleds, toys, small kitchen appliances, artificial Christmas tree, etc. can be discussed.

**Contact Pam at (306) 221-5898 or [bennett.hain@gmail.com](mailto:bennett.hain@gmail.com) for more information.**

# Floorplan (for reference only)



# Main Floor



Livingroom



Kitchen



Lounge



Office

WC

Lounge

## Upstairs



Master bedroom



Master bedroom en suite and walk in closet



Family bathroom



Bedroom 2

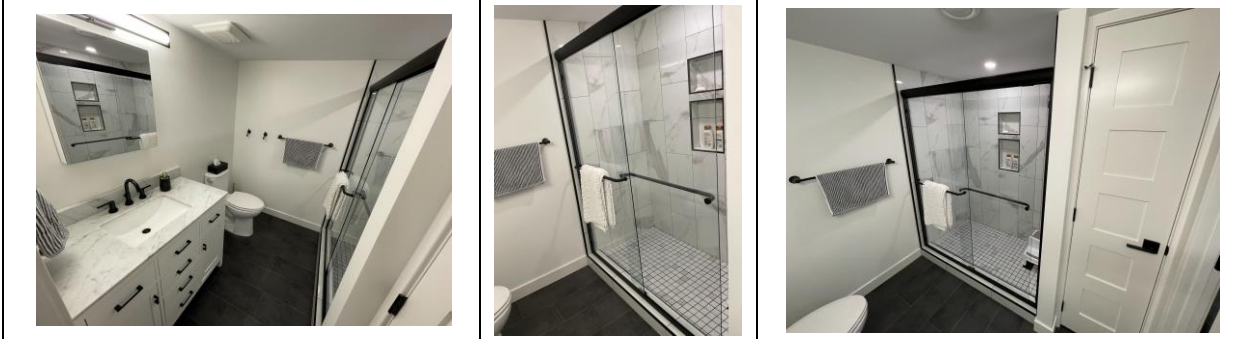


Bedroom 3

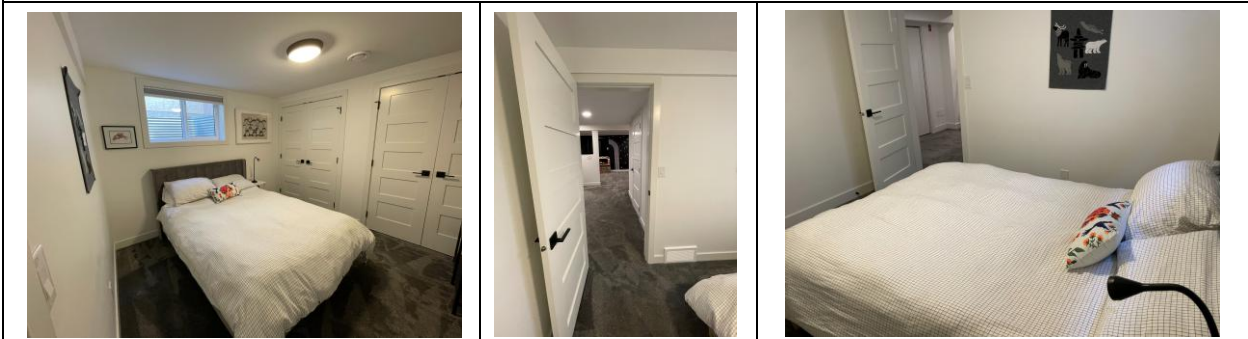
**Basement**



**Family room and playroom**



**Bathroom**



**Bedroom 4**

Exterior

