





## **1212 Colony Street: on Beautiful President Murray Park!**

About 5 blocks from the hospital and university. Steps from Brunskill elementary school and Brun kill Pharmacy.

Basement suite included for a total of 4 bedrooms and 2 full bathrooms.

Real wood-burning fireplace, beautiful sunroom.

Basement suite flooring is underfloor only.

Air conditioner in master bedroom.

All utilities included for \$2400 for 2 people, \$2500 for 3 and \$2600 for 4 (cost of utilities increase costs slightly for more people).

Parking spaces in driveway and parking passes available from City of Saskatoon. 2h parking around the house so nice and quiet street!

Garage can be rented for an additional \$100/month. Speak to us about heating garage. We have had several long-term renters that are university students and they have been happy.

Please text Angela at 3065-290-6758 if interested in a showing. Only serious inquiring please as I must give current renters 24 notice.