



CONDO LOCATED IN WOLF WILLOW COHOUSING

- Condo with a community
- Sustainable living & built to last
- Outstanding amenities: Sauna, workshop/woodworking, art/craft room, music room, exercise room, guest suite, laundry, event/community room
- Near riverside parks, walking paths, and shops of Riversdale



..... UNIT 404 TWO BEDROOMS \$409,000

- Inviting open-concept kitchen, dining, living room, and study/den
- Vaulted 14-foot ceilings and a gallery of windows in the main area offering splendid natural light
- Spacious bathroom with large vanity, separate shower and soaker tub
- Large private west-facing balcony
- Kitchen hosts an abundance of cabinets for storage with inviting peninsula seating

**404 - 530 Ave J South
Saskatoon, Saskatchewan S7M2A8**

Contact:

Margo (306) 378-7300

Ken (306) 378 -7455

Title: Condominium/Strata

Approx. 1,113 sq ft in unit
with shared ownership of 5,000 sq ft
of amenities & 2,400 sq ft of
patio/deck.



Welcome Home!



- Open prairie sky and treetop views offer stunning sunsets year-round.
- Well-designed spacious layout with two bedrooms
- Heated floors cozy on your feet
- Plenty of storage: six closets including two in the master bedroom and a walk-in storage
- Easy to care for plus great amenities and community

Neighbourhood: Riversdale

Title: Condominium/Strata

Parking: One Covered Parking Space (WW policy: new members to receive use of a garage parking space)

Maintenance & Reserve Fee: \$691 Monthly

Annual Property Taxes: \$3083 (in 2024)

Shared laundry onsite. Plumbed for in-suite laundry.

Light & Green Spaces

- Bright and spacious hallways boast floor-to-ceiling windows
- Nearby access to fourth-floor deck
- Ground level patio and garden; shared beds as well as individual gardening plots available

