

Town of Radisson Housing Needs Assessment Report



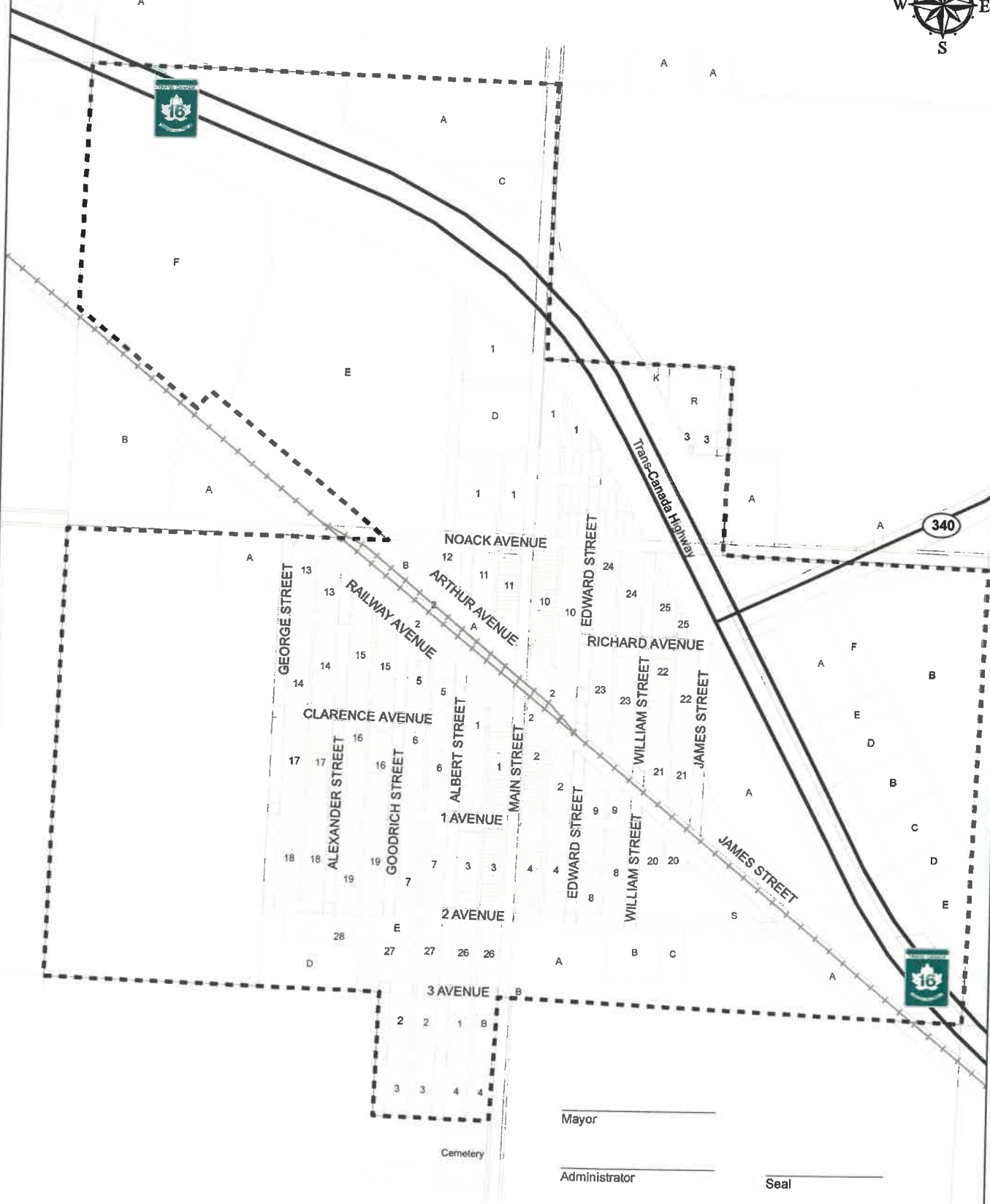
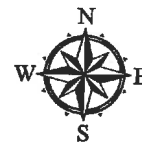
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Overview

The Town of Radisson could double in size over the next five years. There are several industrial developments that have purchased land within our municipal boundaries including: Global Herbal Aid Inc, Nationswest Development Corporation (owned by Battlefords Tribal Council), and Rhobos Mines and Minerals. In combination, their Human Resources Plans indicate that within the next three years an additional 46 direct and 506 indirect jobs will be created. Over the next ten years, those numbers increase to 106 direct jobs and 1166 indirect jobs when Nationswest Development Corporation development is onboarded. Thus, we estimate that the Town of Radisson needs 200 additional housing units within the next three years if the community is to benefit from the new industries.

Presently, there is a moratorium on any new developments within the Town of Radisson because the existing lagoon has reached capacity. The Town of Radisson is in dire need of a lagoon expansion and water treatment plant system upgrade to accommodate the current and anticipated growth and to meet Water Security Agency Standards. There are currently seven applicants on a waitlist for housing units. Data shows a shortage of 2-bedroom rental units. The purpose of Radisson's Housing Needs Assessment Report herein is to demonstrate the need for housing and to support our application for funding to the CMHC Housing Acceleration Fund. The Report is followed up by an Action Plan to help grow Radisson in an environmentally sustainable manner.

Town of Radisson



- Legend**
- Boundary
 - Major Highway
 - + Railway



Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).



Affordable Housing Needs Assessment and Action Plan

Part 1: Demographics and Housing Information

Submission Contact

Name: Norma Stumborg

Organization Type: Municipality

Address: Box 69

Organization Name: Town of Radisson

Radisson, Saskatchewan

S0K 3L0

Email: tradisson@sasktel.net

Title: Chief Administrative Officer

Municipality-Background Information

Municipality: Town of Radisson

Date of Completion: August 1, 2024

Welcome to the Town of Radisson Where Success is in Our Nature!

The Town of Radisson was incorporated in 1913 and celebrated its centennial in 2013. The Town was named after the great explorer - Pierre-Esprit Radisson (1636-1710) - who was instrumental in creating the Hudson's Bay Company.

The Town of Radisson is located 66 kilometers northwest from Saskatoon and 72 kilometers southeast from North Battleford both on Highway 16. The Town of Radisson resides at the junction of Highways 16 and 340 within the Redberry Lake Biosphere Reserve Planning District and in the Rural Municipality of Great Bend No. 405. The North Saskatchewan River lies 12 kilometers to the south of Town.

According to the 2021 Census of Canada, Radisson's population is 466 with a median age of 50. Because of its close proximity to Saskatoon and North Battleford along the double lane Highway 16, and recent addition of high-speed Internet, Radisson is well positioned to attract residents who desire to work from home and need more affordable housing than Saskatoon offers.

The Town of Radisson offers residents and visitors an excellent variety of indoor and outdoor recreational facilities and opportunities, a wide array of community events throughout the year, and an abundance of local services. Radisson is known for their recreational amenities which include the Communiplex, Curling Rink, Swimming Pool, and Ball Diamonds. Some of the annual events include the Fall Supper, Car Show and Shine held the last Sunday in July, and the Agricultural Fair which has been running for over 100 years on the second weekend of August.

The Town of Radisson offers a number of stores and services for residents. Radisson has a General Store, Grocery Store, Post Office, 2 Gas Stations, RCMP Station, Confectionary Store, 1 restaurant, Hotel and Motel, sign shop, auto detailing, carwash, concrete construction, general contractors, mechanic, and Sunridge RV Sales. Banking, K-12 School, Health Care and Wellness Services are just 12 kilometers away

in the Village of Borden. Patients can access a Nurse Practitioner, Lab/X-Ray and EKG, Registered Nurse and Dietitian, Mental Health and Addiction Services, Clinical Pharmacist/Pharmacy and a Wellness Clinic.

The Town of Radisson is steeped in history. The Sesula Mineral and Gem Museum and Rock Shop located on Main Street in Radisson was featured on the Discovery Channel and contains Canada's only baby Tyrannosaurus Rex. There are over 1500 exhibits of gems, fossils and minerals from around the world at the Gem Museum and Rock Shop. The Radisson Zion Museum, a former United Church building located just off Main Street, is an award-winning museum that depicts a general store atmosphere with barber shop, garage, church and café. Interactive guided tours of the museum are available.

Vision Statement and Objectives

Town of Radisson Vision Statement:

"We are a growing thriving community that offers a wide variety of amenities to its local residents and members of the greater district. We are a great place for families, of all ages and background and welcoming to new people. We offer recreation, arts and culture, and law enforcement opportunities that add to the greater district."

Town of Radisson Housing Objectives:

- To encourage a wide range of affordable housing options including rental housing and starter homes for new families;
- To include senior housing that works to create both a sense of community and health supports while respecting people's needs for their own independent sense of "home";
- To promote infill developments on vacant lots;
- To increase density to allow for more housing units wherever possible;
- To ensure residential areas are maintained and kept attractive;
- To ensure our neighborhoods are walkable and safe;
- To provide good quality drinking water and infrastructure to retain and attract residents and businesses;
- To encourage sustainable buildings and developments;
- To provide recreation, culture, green spaces and walking trails to attract and retain residents.

Infrastructure

1.0 Wastewater System

The Town of Radisson has a two-cell lagoon 1 kilometer south of Town where the waste is collected and treated before being pumped to an alkaline flat 4 kilometers north of Town. **The Town of Radisson has a moratorium on all building permits and developments because a recent professional engineer's analysis determined that Radisson's secondary treatment is not sufficiently sized to meet either current, or future needs.** Please see attached Table 3 of page 11 from the Professional Engineer's Technical Brief. In order to grow and benefit from the upcoming industrial developments, the Town of Radisson needs to immediately expand its wastewater treatment capacity with a third cell. Therefore, Pinter & Associates Ltd was retained to design a third lagoon cell. Pinter's original design allowed for wastewater treatment capacity of 220 days in order to meet WSA Minimum Standards. However, the minimum bid for construction came in at \$1,424,757.00 plus taxes; our budget for this project is \$625,000.00. Council sent out an addendum to the tender to reduce the size of the third cell by almost 50%; the lowest bid came in at \$890,0195.00 plus taxes. Council decided to go ahead with the project to in order to lift the moratorium on building permits and to benefit from the upcoming industrial and residential developments. Therefore, under Loan Borrowing Bylaw No. 2024-09, Council committed the **Town's full borrowing limit of \$789,232.00 towards the Lagoon Expansion Project.** The Water Security Agency provided a Permit for Construction. Construction began on August 13, 2024 and stopped on August 22, 2024 after the land had been stripped because test holes on the west half of the third cell had filled with water. Engineers are presently testing the water to determine its origin; the design will need to be redone. Design and funding pending, we hope to construct the third cell in 2025.

2.0 Water Supply

The Town of Radisson relies on water from groundwater wells located 6.5 km northwest of Town. The aquifer has a capacity for approximately 15,000 people. Raw water is pumped from the wells to the water treatment plant through a 150 mm diameter asbestos cement supply main. The pumping capacity of the water supply is 100/gallon per minute. The water treatment plant was constructed in 1964; here the water is treated with a greensand filtration system with a treatment capacity of 6.4 L/s. The filtered water is dosed with chlorine before entering the storage reservoirs. The water reservoirs hold 155,000 gallons.

The first thing people who are interested in relocating to Radisson ask is: "how is the water?"

The Town of Radisson meets the acceptable limits for the Ministry of Environment's drinkable water standards. However, according to Bruce Dahl, Water Security Agency Environmental Officer (WSA -EO) – Compliance Promotion Division, Radisson's Water Treatment Facility *"has a few issues that can only be addressed by upgrades requiring a significant capital investment" such as:*



- *“There is no back-up power available, which means any power outage results in a complete system depressurization (putting the community on a Precautionary Boil Water Advisory from the Water Security Agency). If this happened during a fire event, there would be no water available to suppress the fire;*
- *The fire flow pump does not work, which puts residents at risk as the hydrants will only be able to use the distribution pumps. This limits the flow available for fire suppression and results in local depressurizations within the system;*
- *The primary disinfection is accomplished by overdosing sodium hypochlorite (at a rate much higher than the manufacturers Maximum Use Level). This is due to the ammonia present in the raw water. The Town is planning on installing UV reactors to perform the primary disinfection, with secondary chlorination required at a much lower level for distribution system maintenance.*
- *The UV reactors will put additional strain on the very old electrical system available. This will likely need to be replaced/upgraded as well.*
- *Manganese levels in the raw water exceed the Maximum Acceptable Concentration as outlined by Health Canada. Currently, these levels are being maintained at an acceptable level, but these tend to fluctuate over time, leading to exceedances, said Bruce Dahl, WSA-EO*

To overcome the deficiencies at the Water Treatment Plant and attract people to Radisson, the water treatment system needs a mechanical and electrical upgrade.

The Town retained Pinter Engineering Associates to determine what type of system is the most cost efficient and effective to use given the characteristics of the raw water. Pinter determined that the Town needs to add a UV Treatment System, upgrade the pumps, install a Fire Pump and backup generator to meet WSA Standards and Community Fire Protection needs, as well as the current and future water supply demands. The engineered design for the mechanical and electrical upgrades of the plant are now 90% complete. Under a funding Agreement with Infrastructure Canada, the Town has until March 31, 2026 to install a new UV Treatment System and make the necessary mechanical and electrical upgrades to the Water Treatment Plant. Given that the Lagoon Expansion Capital Project currently underway has maximized the Town's borrowing capacity at 789,232.00, the Town is uncertain as to whether they will have enough funding to complete the Water Treatment Plant Upgrade Project as the Town's portion is \$232,000.00.

3.0 Transportation Systems

Radisson is divided by the double lane Trans-Canada Highway that flows through town. The main arterial collector road and Main Street are paved while the local streets are gravel-based. The CN Rail flows directly through the core of town dividing south and north Main Street.

Emergency Protective Services

1.0 Fire Department

Fire and rescue services are provided by a volunteer fire brigade. The Radisson Fire Department serves the community of Radisson and the surrounding R.M. of Great Bend. The Fire Department is comprised of a Fire Chief, Deputy Fire Chief and 15 members. It is equipped with two pumper units (1989 and 1991), a 1983 tanker unit, a 1999 grass truck, and 2002 first response unit. The 15-member crew is trained to deal with structural fires, grass fires and vehicle accidents. We have mutual aid agreements with the Village of Borden and R.M. of Great Bend.



2.0 Police Services

We have two full-time RCMP members stationed in Radisson plus a detachment with jail cell. The Staff Sargent for the Radisson Detachment is based at the Warman Detachment.

Population

The population of the Town of Radisson has fluctuated over the years. During the period of 2007-2011, Radisson grew in population from 446 to 505. During the period of 2016 to 2021, the population dropped from 514 to 466. According to the 2021 Census of Canada, Radisson's population is 466 with a median age of 50. Presently, with a land area of 2.07 square kilometers, Radisson has a population density of 225.6 km².

Total Population	2007	2011	2016	2021	Projected 2026	Projected 2029
	446	505	514	466	800	980

Household Count	2016	2021	Projected 2026	Projected 2029
	268	256	456	476

COVID 19 forced many in the labour market to work from home. Some have continued to work from home either in a full or modified setting. Radisson is well positioned geographically to provide lower cost housing

options for those looking to work from home yet be close to city amenities in Saskatoon and North Battleford. Radisson also offers an excellent choice for those wanting affordable housing alternatives compared to living in cities such as Saskatoon. We anticipate the addition of SaskTel Infinite Fiberoptic Internet this summer will bring even more working professionals to Radisson. With fiberoptic Internet speeds, people can work from anywhere in the world.

Radisson is becoming the preferred choice for young professional couples/families. In 2023, over 32 newcomers moved to Radisson; many of whom were young couples. As of August 1st, Radisson has received an additional 22 newcomers; again, mostly young couples/families. This year, there have been 16 single family house sales, 2 new business sales, and 3 new renters compared to only 4 residential sales last year. **For a community with a population of 466, that is a lot of activity!** Please see the attached sheet that demonstrates the real-estate sales at Radisson for 2023 were 4 residential, while this year there is already quadruple that amount. Houses are selling fast in Radisson. In fact, 609 Albert Street had 6 offers on it the day it went on sale and a bidding war ensued. Additionally, within the last month, 7 applications for social housing units were picked up at the Town Office; Radisson has only 2 units available to rent which must be renovated before going on the market. We continue to receive calls at the Town Office from people seeking to relocate to Radisson and looking for affordable housing options.

Several developers have purchased land and/or buildings within the Town of Radisson for the purpose of establishing industrial and commercial operations here. See below:

1. Global Herbal Aid Inc purchased the Town Hall and began renovations with plans to convert the Town Hall into a Natural Herb Pill Manufacturing Plant. **Their Human Resources plan attached indicates the company plans to generate 24 new jobs.** Global Herbal Aid Inc plans to sponsor 10 immigrant families from Pakistan to fill the Plant Operator positions.
2. Rhobos Mines and Minerals purchased 5 lots in the Industrial Subdivision for the purpose of establishing their Head Office in Radisson. Rhobos Mines and Minerals produces quartz and marble products from rock shipped out of Pakistan. Based on their enclosed Human Resources Plan, **Phase 1 will generate 16 plant positions and Phase 2 an additional 6 plant positions for a total of 22 new jobs.**
3. Nationswest Development Corporation (owned by Battlefords Tribal Council) purchased a 29-acre parcel within Radisson's municipal boundaries for the purpose of converting it into an Indian Reserve. Nationswest plans to develop a Truck Stop-Gas Station/Steakhouse Restaurant, stick-frame manufacturing plant to build Ready to Move 800-1000 square foot homes, and residential units to house their workers/members. Nationswest estimates 60 plus full-time and part-time jobs will be created by these ventures for their members. They plan to build 20 affordable housing units.

Rationale for Population and Housing Unit Projections 2026

In combination, the Natural Herb Plant and Rhobos Mines and Minerals Plant will generate an estimated 46 direct jobs. Ten of the positions for the Natural Herb Plant will be filled by immigrant families from Pakistan. Thus, we will need 3-bedroom housing units available. The economic multiplier for industry is 11 times. Therefore, we anticipate additional spin-off jobs and businesses will be realized because of the new industrial developments.

New Direct Jobs = 46

Add Industry Multiplier of 11x = 46 x 11 = 506 jobs

Estimated Total Jobs Created by Global Herbal Aid and Rhobos Mines & Minerals = 452

We estimate that our population will increase by 334 people by 2026 based on the following assumptions that:

- 75% of the direct new jobs or 34 people will want to live near work and each person will bring family with them representing an average of 2.5 people moving to Radisson for a total of 85 people needing 34 housing units;
- 33% of the 506 indirect jobs generated will be within Radisson representing 166 people (needing 166 housing units) plus we estimate half of those will bring at least one more person with them to the community for a total of 249 people. We think it is reasonable that once the manufacturing industries are operational the Café, Bakery, and Mechanic Shop will reopen along with other service type businesses.

Rationale for Population and Housing Unit Projections 2029

The Province of Saskatchewan has indicated that it will take three years from the time of application, for Nationswest Development Corporation to receive approval for converting their 29-acre parcel into an Indian Reserve. We anticipate that the Indian Reserve will be fully operational by 2029. Randy Wallace, Nationswest Development Corporation's Chief Executive Officer estimates 60 plus part-time and full-time jobs will be created for their members and approximately 20 affordable housing units built. Given that First Nations average more people per housing unit and often have several generations under one roof, we conservatively determined that each job represents three people coming to live in Radisson for a total of an additional 180 people (60x3).

Distribution of the Population by Age Group

The Town of Radisson has seen a reduction in the number of school aged children during the period of 2016-2021 in due in part to the closure of the school in 2004. However, the school is being repurposed by Nationswest for a potential First Nation Industrial Arts College. We anticipate that numbers in the youth age category will again rise once the college is fully operational.

	2016	2021
0 to 14 years	15.5	12.9
15-64 years	61.2	61.3
65 years and over	23.3	25.8
85 years and over	2.9	2.2
Average age of the population	44.4	46.6

As you can see from the chart below, the most significant changes in household size was a 20% reduction in 2-person households, a 100% increase in 3-person households and a 50% reduction in 4-person households. **More recently, we have been receiving inquiries for 2-bedroom family rentals, which are currently unavailable.**

Private Households by Size	2016	2021
1 person	90	95

2 person	100	80
3 person	15	30
4 person	20	10
5 or more persons	20	15
Number in private households	510	465

	2016	2021	Projected 2026
Avg Household Size	2.1	2.0	2.5
Median Age	48.3	50	
% of popln age 65 plus	23.3%		

The Town of Radisson offers a variety of housing types from single and semi-detached to row housing and movable dwellings. There is demand for one-, two- and three-bedroom apartment rentals, single detached, townhouse and condo units. The Town would like to add an apartment complex in the near future.

Types of Housing	Year 2021
Single Detached	221
Semi-detached	20
Row housing	5
Movable dwelling	10

Owned versus Rented Households – Year 2016

Most of the people in Radisson own their home. Approximately, 25% of people rent and though statistics do not show it, approximately 10 households are on subsidized rent.

# of households 2016	Own Home	Rent Home	Subsidized Rent
276	205	51	20

Owned versus Rented Households – Year 2021

	Number	Percentage of Total Homes
All Households in Sample	235	
Owner Households	175	74%
Renter Households	60	26%
Reporting Year	2021	

Building Permits – Year 2019-2024

2019	2020	2021	2022	2023	2024
5	0	5	2	2	2

Income/Economy

The Town of Radisson relies heavily on the cattle industry and diversified grain farming along with construction and retail trade as their main economic drivers.

Household Income

The table below outlines the total employment income groups in 2020 for the population aged 15 years and over in private households. However, it is important to note that we were in the middle of a pandemic in 2020 so the numbers will be inconsistent with normal.

	2016	2020
Under \$10,000	60	70
\$10,000 to \$29,999	160	60
\$30,000 to \$49,999	90	50
\$50,000 to \$69,999	50	40
\$70,000 to \$89,999	35	15
Over \$90,000	35	30
Total	430	265

Housing

According to Stats Canada, there are 268 private dwellings in Radisson. We have 58 serviced empty lots that could be built on and an abundance of town-owned undeveloped land.

The Radisson Housing Society provides affordable housing for residents. There are 40 duplex units, 10 units at the Villa (4-2-bedroom, 6-1 bedroom) and 2 detached residential houses. There is demand for more detached residential houses. There are 5 families on the wait list for a residential home/2-bedroom unit. In the past month, 7 applications have been picked up; there are currently 2 units available to rent.

Types of Housing	
Single Detached	221
Semi-detached	20
Row housing	5
Movable dwelling	10
Year of Report=2021	

Rental Rates in Saskatoon

According to Canada Mortgage and Housing Corporation, Saskatoon is facing the toughest market in nearly a decade with vacancy rates dropping to their lowest levels since 2014. Between 2020 and 2022, the vacancy rate fell from 5.7% to 3.4%. The shortage of rental units is driving up rental prices. **In 2024, the average rent for a 2-bedroom in Saskatoon is \$1,454 per month – a 17% increase from the previous year.** In 2023, the average rent for a two-bedroom purpose-built rental unit was \$1243 – a 3.4% increase

from 2021; while the cost for a two-bedroom condo unit increased by 11.4% to \$1346. The study showed that households who make \$32,000 per year can only afford to rent 7% of rentals in Saskatoon. The majority of affordable units are one-bedrooms, leaving families in this bracket without adequate housing.

Housing Price Comparison

When comparing Radisson to Saskatoon, housing prices differ substantially. Radisson can offer buyers a 3-bedroom home at the average sale price of \$154,133 compared to the average sale price in Saskatoon of \$380,614. Reducing monthly payments allows residents more money for other items such as food, clothing and gas.

Radisson	2 bedrooms	3 bedrooms	4+ bedroom
Lowest Selling Price	\$50,000	\$25,000	\$135,000
Highest Selling Price	\$155,000	\$279,000	\$255,000
Average Selling Price	\$110,300	\$154,133	\$198,091

The monthly 25-year mortgage payment for the average selling price of a 2-bedroom house = **\$729.48**

The monthly 25-year mortgage payment for the average selling price of a 3-bedroom house = **\$1019.37**

The monthly 25-year mortgage payment for the average selling price of a 4+bedroom house = **\$1310.09**

Household Sales in Saskatoon

As seen in prior months, inventory levels remain a significant challenge in Saskatoon. Inventory challenges continue to impact the more affordable segment of the market, with homes priced below \$300,000 reporting a 17% decline in inventory in June. According to the Saskatchewan Realtors Association, the City of Saskatoon reported 541 sales in June, up nearly two per cent year-over-year and 17% above long-term trends. Despite a slight month-over-month improvement in new listings in June, **inventory levels remain over 40% below the 10-year average**. Tight market conditions persisted in June, with under two months of supply supporting further price growth. The benchmark price reached \$381,400 in June, up from \$380,100 in May.

Housing Policies

Preface:

The Town of Radisson operates within the constraints of an Official Community Plan and Zoning Bylaw that date back to 1973. These bylaws are antiquated and do not reflect our community's values nor current and future needs and aspirations. The Town of Radisson is in the process of updating its Official Community (OCP) Plan and Zoning Bylaws and has retained the professional registered land use planning team of Prairie Wild Consultants to lead the project. As part of the process, the Town is developing the community's first Sustainable Community Plan to ensure that development is done in a sustainable manner as well as its first Cultural Plan to properly welcome, attract and retain newcomers from various backgrounds and cultures.

Sample of Policies:

1. The Town of Radisson will amend its Zoning Bylaw to allow 3 units per residential lot as-a-right. Three as a right residential zoning will allow people to add suites and carriage units to their properties. Residents will benefit from the extra income and the community will benefit from increased density and more affordable housing units.
2. TO attract developers through tax and land incentives to build housing units within Radisson.
3. TO encourage a diversity of housing and site form in new residential areas, facilitating infill development, and providing for additional multi-unit residences, and allow for higher density residential development.
4. THAT Future Land Use will provide for the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw.
5. TO acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the Town.
6. THAT a variety of housing styles, types of ownership and choice of lot sizes shall be encouraged to provide greater housing alternatives in Radisson, most notably the need for affordable rental accommodation.
7. THAT Senior housing within the Town of Radisson shall be encouraged to allow for multi-generational living, which can include multi-unit dwelling apartments, condos or facilities which offer varying levels of care depending on individual needs.
8. THAT new residential areas shall be developed and integrated with existing development in a manner that facilitates linkages to the community, efficient servicing, and access to amenities and adheres to appropriate development standards to ensure an equitable quality of life for all residents and to incorporate connecting walking trails in new developments.
9. THAT home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Town Center.
10. THAT all residential development shall be located in areas with compatible development. Where it is located near industrial or hazard lands, buffering will be encouraged to separate the two land areas.
11. THAT non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the

residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.

12. THAT Mobile, Ready to Move and modular housing shall be accommodated when they can be effectively integrated with other types of dwellings within the Town to encourage high-quality development.
13. THAT new developments shall reduce car dependency and shall include parks and walking paths that link the residential areas to the downtown area to encourage physical activity and promote socialization.

The Town of Radisson will review this document on an annual basis on the anniversary date identified below:

Amended and Adopted by Council this 11 day of September, 2024;


Pete Reddekopp, Mayor


Norma Stumborg, Administrator





Appendix A – Map of Town Owned Land

RADISSON - TOWN OWNED LAND
TWP.40-RGE.10-W.3Mer.
SASKATCHEWAN

NOT TO SCALE

LEGEND

TOWN OWNED LAND IN RADISSON SHOWN THUS 
TOWN OWNED PROPOSED BOUNDARY EXPANSION 



Appendix B – Engineer’s Recommendation



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24 May 2024

File: MP1797

Town of Radisson
329 Main St, PO Box 69
Radisson, SK S0K 3L0

(306) 827-2218
tradisson@sasktel.net

Attention: Norma Stumborg, Administrator

Re: Town of Radisson Lagoon Expansion Recommendation

PINTER & Associates Ltd. (PINTER) supports and recommends the decision to construct a third lagoon cell adjacent to the existing wastewater treatment lagoon to increase the current storage capacity.

PINTER has commenced the detailed design work and expects the construction of this lagoon cell to start in August 2024.

Yours Sincerely,

PINTER & Associates Ltd.

Enkhnyamaa Jalbuu, P. Eng.
Manager of Municipal Services





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data from the projected water demand and projected population, the average day sewage generated by the Town is estimated to be 419 litres per capita day (LCD) by PINTER. Using an additional 8% contingency in the event of a population surge over the next 20 years, PINTER sized the Lagoon using a design demand of 450 LCD. As noted in Table 2 above and based on these calculations, the primary cell will need an area expansion of 0.39 ha, and the secondary cell will need a volume expansion of 48,257 m³. To put this into a better perspective, Primary Cell 1 requires a 28% increase in treatment area, while Secondary Cell 2 requires a 321% increase in treatment volume. This explains the process behind selecting the secondary cell first for expansion, and an expansion of the primary cell following once budget constraints have been amended by the Town.

For an expanded, upgraded, or new facultative lagoon that does not discharge via effluent irrigation, design storage of 220 days of the projected average day sewage input over 20 years is required by the WSA.

Table 3: Projected Lagoon Capacity Requirements with Discharge to Radisson Lake

Cell	Capacities by Year					
	2023	Required	2027	2032	2037	2042
Population (1% Growth)	480	-	505	530	557	586
Primary Cell 1 (ha)*	1.11	1.23	1.30	1.36	1.43	1.50
Secondary Cell 2 (m ³) **	15,031	47,520	49,995	52,470	55,143	58,014

*30 kg/ha/day BOD loading and 0.077 kg/BOD₅ treatment

**220 day storage

Table 3 shows the primary and secondary cell requirements for 220-day storage with typical bi-annual discharge. Again, using a design flow of 450 LCD obtained from an 8% contingency, the primary cell expansion remains unchanged at 0.39 ha, while the secondary cell needs a volume expansion of 44,983 m³. This is approximately 5,300 m³ less than the capacity requirements for using treated wastewater for effluent irrigation.

Appendix C – Human Resources Plans from Industry



**GLOBAL
HERBAL AID INC**

Date: 8/21/2024

Subject: HR Planning and Statistical Data for Global Herbal Aid Inc.'s Plant in Radisson

Dear Norma,

Following our recent discussion, we are pleased to provide the preliminary estimates for the Human Resources Plan for our Radisson plant.

Based on our current projections, we estimate the following staffing needs:

- **Accountants:** 2 positions
- **Truck Drivers:** 5 positions
- **Plant Operators:** 10 positions
- **Managers:** 3 positions
- **Supervisors:** 4 positions

We also plan to hire qualified personnel from overseas to fill some of these positions, ensuring we have the expertise required for our operations.

Please feel free to contact me if you need any further information.

Best regards,
Sajid Ali,
Global Herbal Head Inc.



globalherbalaidinc@gmail.com



Sajid Ali : +1 (306) 491-6117



HR Plan for Rhobos Mines and Minerals

As Rhobos Ltd. embarks on its first year of operations, we have carefully developed an HR plan to ensure we are set up for success from the start. This plan is crucial for building a strong foundation, as we need the right team to drive our growth and help us achieve our goals.

Rhobos Mines and Minerals plans to hire the following personnel for its operations in the first year:

Production Managers: 1

Machine Operators: 6

Quality Control Inspectors: 1

Logistics Coordinators: 1

Sales Representatives: 2

Customer Service Representatives: 1

HR/Admin Officer: 1

Maintenance Technicians: 1

Material Handlers: 2

Key Focus Areas:

Building Production Efficiency: We will bring on skilled machine operators and maintenance technicians to establish efficient and reliable production processes from the very start.

Creating an Outstanding Customer Experience: By hiring sales representatives and service staff, we are committed to building strong relationships with our first clients and ensuring their needs are met from day one.

Ensuring Quality: Our customers deserve the best. To ensure quality standards, we will be hiring an inspector to maintain them.

We understand the challenges ahead and believe this HR plan will provide Rhobos Ltd. with a solid foundation as we get started. Our focus is on bringing in the right talent to help us build a stable company.

Best regards,
Amjad Khan
CEO
Rhobos Mines and Minerals Ltd.

Appendix D – Radisson’s Sustainability Goals & Objectives Table

Town of Radisson
FCM Sustainable Community Plan

Name	Action	Objective
Overall	Engage with our community, region, and stakeholders to develop a Sustainable Community Plan and related tools that are developed within a planning legislative framework and adopted as bylaws. The Plan will include a vision, goals, policies and actions related to on energy, brownfields, land use, transportation and more with respect to the community's overall sustainability.	<p>TO engage with community and stakeholders to create a shared vision, goals, policies, and actions that are reflected in the Sustainable Community Plan and related tools.</p> <p>TO educate the community and stakeholders about sustainability in Radisson including legislation, current and potential practices, policies, and actions, and innovations from elsewhere.</p> <p>TO have a legislative framework in place that helps to guide sustainable development and growth in the Town.</p> <p>TO showcase the Town's commitment to enhancing sustainability and ensure accountability of the municipality, residents, and developers.</p>
Energy	<p>Incentives for solar heat and heat pumps in Sustainability Plan</p> <p>Encourage the development of a trail network</p> <p>Consider clean energy for municipal buildings</p> <p>Advocate and partner with SaskPower to implement LED street lights</p>	<p>TO encourage new sustainable energy sources for heating homes and businesses</p> <p>TO reduce reliance on fuel and encourage healthy lifestyle</p> <p>TO reduce energy consumption and GHG emissions</p> <p>TO reduce energy consumption and lower costs for residents</p>
Brownfields	<p>To set sustainable development policies in place for the redevelopment of the brownfield land along the CN corridor</p> <p>TO set in place policies that hold the future granite/marble manufacturing plant to a higher sustainable development level</p>	<p>TO make best use of the land, water and wastewater resources</p> <p>TO encourage rejuvenation and development of Brownfield lands</p>

	To develop policies and rezone the old Viterra grain elevator lot	To create a vibrant downtown core with mixed use residential, commercial and public uses
Land Use	Bylaws and tools in place to enhance sustainability in community and implement practices	TO approve, implement, monitor and evaluate Plan and related tools
	To develop policies and set aside land for the development of smaller homes on smaller lots	TO create a small home zone with increased density
	Eliminate the policy that allows for a double lot per each house	TO increase density and make better use of existing land
Sustainable Transportation	Create a community carpool FB page (many here work in Saskatoon)	To reduce individual transportation costs for residents and encourage socialization
	Consider an electric car charging station	To encourage sustainable transportation alternatives
	Recommend rail transport for the new granite/marble manufacturing plant over truck transportation	TO encourage efficient use of resources and cut costs
Waste and Water Management	Require new builds to incorporate water saving taps, toilets, and showerheads	TO conserve water and reduce the need to expand the lagoon
	Develop and implement policies that require industrial entities to reduce, reuse, and recycle water as part of the development	TO conserve water and reduce the need to expand the lagoon
	Establish policies that encourage xeriscaping on new developments	TO reduce outdoor watering and conserve water and reduce the need for a capital lagoon expansion

Upgrade the Water Treatment Plant with energy efficient pumps, UV post-disinfection system, & backup generator

Reduce per capita energy use, eliminate precautionary drinking water advisories, and improve water quality

Appendix E – Real Estate Sale Sheets for Radisson 2023-2024

506 2nd Avenue Place

SK980570 Sold
LP: \$285,000 **SP:** \$285,000
DOM: 16 **SD:** 08/28/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bi-Level
Bldg Type: House
Year Built: 2009
Additions: No
Beds: 3
SqFt: 1,207
Zoning: RES
Legal: Lot 3 Blk/Par 28-Plan 101974440 Ext 0
Location: Radisson
Postal Code: S0K 3L0
Possession: IMMEDIATE
Add Yr Cmp:
Baths: 2
Levels AG: 1.0
Ownership: Freehold
Tax Amt/Yr: \$3,258 / 2023
List Brokerage: Century 21 Fusion

Public Remarks: Welcome home! Step inside this beautifully crafted home located in the charming town of Radisson, conveniently located just 40 minutes outside of Saskatoon. On the main level, this home features a large open concept kitchen and dining area with hardwood flooring throughout and stainless steel appliances. The large windows provide plenty of natural light. There are two spacious bedrooms with large closets upstairs and the main bathroom has a jet tub, perfect for relaxing. This home also has plenty of storage space. Moving downstairs there is a full kitchenette, one bedroom and one bathroom which makes it perfect for an optional suite or extra family room with wet bar. The large windows downstairs provide tons of natural light as well. The basement has a 4 piece bathroom. The attached double car garage is heated, perfect for Saskatchewan winters! There is also a detached single car garage which doubles perfectly as a workshop. One of the best features is the immaculate yard backs an open field (no neighbors)! There is a large deck featuring both covered and uncovered options with motorized privacy blinds. There is also a large garden and outdoor area, a true backyard oasis! This home is a must see and wont last long!

Rooms Information

Beds: 3				Bathrooms: 2				# Kitchens: 2			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	12 x 10	Wood	2	M	Dining Room	15 x 11.5	Wood		
3	M	Living Room	14.10 x 12.5	Wood	4	M	4-pc bath	8 x 6	Wood		
5	M	Primary Bedroom	11.7 x 13.10	Wood	6	M	Bedroom	11.7 x 12.5	Wood		
7	B	Family Room	15 x 11	Laminate	8	B	Kitchen/Dining	10.9 x 23	Laminate		
9	B	4-pc bath	8 x 5	Linoleum	10	B	Bedroom	10.9 x 12.8	Laminate		
11	B	Laundry In Utility	16 x 13	Concrete	12	B	Workshop	23 x 16	Concrete		

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Composite Siding
Basement Type,
Development: Full Basement, Fully Finished
Bsmnt Walls: Concrete
Bsmnt Suite: Non-Regulation
Equip Incl: Fridge, Stove, Washer, Dryer, Air Conditioner(S) Window/Portable, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Garage Door Opnr/Control(S), Hood Fan, Oven Built In, Satellite Dish, Window Treatment
Features: Air Conditioner (Central), Air Exchanger, Alarm Sys Owned, Humidifier, Natural Gas Bbq Hookup, On Demand Water Heater, Sump Pump, Underground Sprinkler
Outdoor: Balcony, Deck, Garden Area, Lawn Back, Lawn Front, Partially Fenced, Patio
Heating: Natural Gas
Water Htr: Included/Gas
Fireplace: 1/Electric
Lot Width:
Depth:
Lot Desc: Irregular, Backs on to Field/Open Space, Cul-De-Sac
Gar/Prk: 1 Car Detached, 2 Car Attached, Covered
Garage Size: 27.4 x 27.8
Driveway: Concrete Drive
Sep Entry:
Bsmnt Ste #:
Wtr Softner: Included
Furnace: Furnace Owned
Tot Lot Area: 0.41 Acres
Insulated Garage:
Heated Garage: Yes
Park Sp: 5

This information is believed to be reliable but should not be relied upon without verification.

314 & 316 Alexander Street
SK974035 Sold
LP: \$269,900 **SP:** \$260,000
DOM: 56 **SD:** 08/13/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1976
Beds: 4
SqFt: 1,076
Zoning: Residential
Legal: Lot: 12, Blk: 16 Plan: I5059 & Lot: 13 Blk: 16 Plan: I5059

Location: Radisson
Postal Code: S0K 3L0
Possession: negotiable
Baths: 2
Levels AG: 1.0

Ownership: Freehold **Tax Amt/Yr:** \$2,904 / 2023

List Brokerage: Coldwell Banker Signature

Public Remarks: Welcome to 314 & 316 Alexander Street, in the community of Radisson just 40 minutes northwest of Saskatoon. This well maintained bungalow is in great condition and ready for new owners to call it home! Upstairs features living room, kitchen, dining room, 4pc bathroom and two good sized bedrooms, additional room currently used as storage/pantry space. Basement features Family Room, 2pc bathroom, 2 bedrooms (Basement rooms currently used as bedrooms do not meet current legal egress requirements) and laundry room. Large yard, with the additional yard space with the extra lot next door.

Rooms Information

Beds: 4				Bathrooms: 2				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	10.5 x 8.5	Laminate	2	M	Dining Room	10.5 x 8.1	Laminate		
3	M	Living Room	18.11 x 12	Laminate	4	M	Bedroom	10.11 x 10.7	Laminate		
5	M	Bedroom	10.5 x 9.4	Laminate	6	M	4-pc bath	X x X	Linoleum		
7	M	Other	6.11 x 9.7	Linoleum	8	B	Bedroom	13.5 x 9.8	Carpet		
9	B	Bedroom	20.3 x 10.10	Carpet	10	B	2-pc bath	X x X	Carpet		
11	B	Family Room	12.6 x 10.4	Carpet	12	B	Laundry In Utility	X x X	Concrete		

Property Information

Roof: Asphalt Shingles
Exterior: Stone, Vinyl
Basement Type, Development: Full Basement
Bsmnt Walls: Block
Equip Incl: Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Freezer, Microwave Hood Fan, Shed(s), Window Treatment
Features: Air Conditioner (Central)
Outdoor: Garden Area, Lawn Back, Lawn Front, Partially Fenced, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included
Lot Width: 100 **Depth:** 132
Gar/Prk: 1 Car Detached, RV Parking, Parking Spaces
Driveway: Concrete Drive

Sep Entry:
Bsmnt Ste #:
Wtr Softner: Not Included
Furnace: Furnace Owned
Tot Lot Area: 13,200.00 Square Feet
Insulated Garage: **Heated Garage:** No
Park Sp: 6

This information is believed to be reliable but should not be relied upon without verification.



Prop Type:	Residential	Location:	Radisson
SubType:	Detached		
Nghbrhood:			
Style:	Bungalow	Postal Code:	S0K 3L0
Bldg Type:	House	Possession:	to be determined
Year Built:	1953		
Beds:	4	Baths:	1
SqFt:	980	Levels AG:	1.0
Zoning:	RES		
Legal:	Lot5-7 Block 3 Plan G1466		
Ownership:	Freehold	Tax Amt/Yr:	\$1 / 2024
List Brokerage:	Century 21 Prairie Elite		

Public Remarks: Welcome to this charming 4-bedroom home located in the welcoming Town of Radisson, Saskatchewan. This property features three bedrooms upstairs and one downstairs, each with hardwood flooring that extends into the living room. This Property is an ideal project for a carpenter, offering ample potential to customize and make it your own, and is sold AS IS! The home is equipped with a high-efficiency furnace and water heater, ensuring comfort and energy savings year-round. The updated 100-amp electrical panel provides modern convenience and safety. This property also includes a detached, heated, and insulated garage perfect for year-round use. Radisson is a tight-knit community known for its friendly atmosphere and rich history. Located just off Highway 16, it provides easy access to Saskatoon and North Battleford, making it a convenient location for commuters. The town boasts various amenities, including schools, parks, and local shops, offering a peaceful rural lifestyle with all the necessary conveniences. Don't miss this opportunity to own a home in the heart of Radisson. Contact us today for more information or to schedule a viewing.

Rooms Information

Beds: 4				Bathrooms: 1				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	7.1 x 7.7	Linoleum	2	M	Dining Room	7.11 x 7.8	Linoleum		
3	M	4-pc bath	5 x 7.2	Linoleum	4	M	Bedroom	10.11 x 8.11	Hardwood		
5	M	Bedroom	10 x 11.2	Hardwood	6	M	Bedroom	8.9 x 10.10	Hardwood		
7	M	Living Room	22.7 x 13.10	Hardwood	8	M	Foyer	4.4 x 5.5	Hardwood		
9	B	Bedroom	8.9 x 9.10	Hardwood							

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stucco
Basement Type,
Development: Partial Basement, Partially Finished
Bsmnt Walls: Concrete
Outdoor: Lawn Back, Lawn Front, Partially Fenced, Trees/Shrubs
Heating: Forced Air, Natural Gas
Lot Width: 75
Lot Desc: Rectangular
Gar/Prk: 2 Car Detached, Parking Spaces
Garage Size: 20.0 x 22.0
Driveway: Single Drive

Sep Entry:

Bsmnt Ste #:

Wtr Softner:

Tot Lot Area: 9,900.00 Square Feet

Insulated Garage:

Heated Garage: Yes

Park Sp: 4

This information is believed to be reliable but should not be relied upon without verification.

202 William Street
SK976529 Sold
LP: \$249,900 **SP:** \$245,000
DOM: 19 **SD:** 07/30/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1984
Beds: 4
SqFt: 1,456
Zoning: res
Legal: PCL: 129066015, 129043975

Location: Radisson

Postal Code: S0K 3L0
Possession: TBA

Baths: 2
Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$2,857 / 2024

List Brokerage: Royal LePage Varsity

Public Remarks: 202 William St in the thriving town of Radisson is ready for a new family. This 4 bedroom, 2 bath home is spacious and bright with several upgrades & updates inside including flooring, paint and trim, new light fixtures, new tub & surround in main bath, upgraded pantry and so much more. The sellers have done a fantastic job of combining new with vintage to create a comfortable family friendly home. Walk into the generous entry way and note the large living room to the left accented by a lovely gas fire place to cozy up to on cold winter nights. With over 1400 sq ft on the main the house is perfect for larger families and entertaining. Some features that will excite certain buyers are main floor laundry, an extra large garage for the family mechanic, the enormous yard for the kids and the basement which is mostly open to develop into your dream space. Don't hesitate to contact your favorite REALTOR® and arrange a showing. Measurements to be verified by buyer & buyer's representative.

Rooms Information

Beds: 4			Bathrooms: 2			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Kitchen	9 x 7.9	Vinyl Plank	2	M	Dining Room	14.7 x 12
3	M	Living Room	21.5 x 11.11	Vinyl Plank	4	M	Primary Bedroom	12.6 x 11.11
5	M	3-pc en suite		Tile	6	M	Bedroom	9.11 x 9.11
7	M	Bedroom	9.11 x 9.11	Vinyl Plank	8	M	4-pc bath	
9	M	Laundry/Mud Room		Vinyl Plank	10	B	Bedroom	20 x 10.5
11	B	Family Room		Concrete	12	B	Storage	15.4 x 14.6
13	B	Utility	35 x 15.5	Concrete				Concrete

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Composite Siding

Basement

Type,
Development: Full Basement, Partially Finished

Bsmnt Walls: Block, ICF Block

Equip Incl: Fridge, Stove, Washer, Dryer, Dishwasher Built In, Garage Door Opnr/Control(S), Microwave, Window Treatment
Features: Air Conditioner (Central), Sump Pump, Underground Sprinkler

Outdoor: Fenced, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Water Htr: Included/Gas

Fireplace: 2/Gas

Lot Width: 100

Depth: 132

Lot Desc: Corner, Rectangular

Gar/Prk: 2 Car Attached, Parking Spaces

Garage Size: 25.7 x 27.0

Driveway: Concrete Drive, Double Drive

Sep Entry:

Bsmt Ste #:

Opnr/Control(S), Microwave, Window Treatment

Wtr Softner: Included

Furnace: Furnace Owned

Tot Lot Area: 13,200.00 Square Feet

Insulated Garage:

Heated Garage:

Park Sp: 4

This information is believed to be reliable but should not be relied upon without verification.



Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Raised Bungalow
Bldg Type: House
Year Built: 1987
Beds: 4
SqFt: 1,136
Zoning: Res
Legal: Parcel 129071921

Location: Radisson

Postal Code: S0K 3L0
Possession: TBA

Baths: 3
Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$2,861 / 2022

List Brokerage: Coldwell Banker Signature

Public Remarks: Welcome to this beautiful house in the town of Radisson. Radisson is conveniently located along double lane highway #16, a 40-45 minute drive to both North Battleford or Saskatoon. This 1,136 sq. foot home is situated on a large 100' x 50' fully fenced corner lot with an oversized, insulated, wired with 220 and metal roof double detached garage. This 4 bedroom, 3 bath house has had many recent upgrades such as cork and hardwood flooring, tile backsplash, stove, over the range microwave, and air conditioning. Main floor features an open concept living room with gas fireplace, kitchen and dining room, 3 bedrooms; master with a 2 piece ensuite and the main 4 piece bathroom. Fully developed basement features 4th bedroom and a 3 piece bathroom. Large open family/games area, bright laundry/storage room and a separate mechanical room. Garden door leads to a 2-tired back deck and developed yard with large trees, a fire pit area, raised flower beds and shed.

Rooms Information

Beds: 4				Bathrooms: 3				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Living Room	17.6 x 12.9	Cork	2	M	Kitchen	9 x 11.6	Hardwood		
3	M	Dining Room	12.9 x 11	Hardwood	4	M	Primary Bedroom	11.7 x 11	Carpet		
5	M	2-pc en suite		Vinyl Plank	6	M	Bedroom	11.4 x 10	Carpet		
7	M	Bedroom	11.4 x 7.9	Carpet	8	M	4-pc bath		Vinyl Plank		
9	B	Family Room	12.6 x 20	Carpet	10	B	Games Room	12 x 10.5	Carpet		
11	B	Bedroom	14.9 x 12.7	Carpet	12	B	3-pc bath		Linoleum		

Property Information

Construction: Wood Frame

Roof: Asphalt Shingles

Exterior: Vinyl

Basement

Type,

Development: Full Basement, Fully Finished

Bsmnt Walls: Concrete

Equip Incl: Fridge, Stove, Washer, Dryer, Central Vac Attached, Dishwasher Built In, Garage Door Opnr/Control(S), Hood Fan, Window Treatment

Features: Air Conditioner (Central), Alarm Sys Owned, Natural Gas Bbq Hookup, Sump Pump

Outdoor: Deck, Fenced, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Water Htr: Included/Gas

Fireplace: 1/Gas

Lot Width: 100

Depth: 50

Lot Desc: Corner, Rectangular

Gar/Prk: 2 Car Detached

Garage Size: 30.0 x 24.0

Driveway: Concrete Drive, Double Drive, Gravel Drive

Sep Entry:

Bsmnt Ste #:

Wtr Softner: Not Included

Furnace: Furnace Owned

Tot Lot Area: 5,000.00 Square Feet

Insulated Garage:

Heated Garage: No

Park Sp: 6

This information is believed to be reliable but should not be relied upon without verification.

219 WILLIAM Street
SK968488 Sold
LP: \$149,900 **SP:** \$133,400
DOM: 60 **SD:** 06/27/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1959
Beds: 3
SqFt: 682
Zoning: RES
Legal: Parcel #'s 129069928,129069894,129066105,129069940

Location: Radisson

Postal Code: S0K 3L0
Possession: tba

Baths: 1
Levels AG: 1.0

Ownership: Freehold **Tax Amt/Yr:** \$2,289 / 2023

List Brokerage: RE/MAX Saskatoon

Public Remarks: Affordable living in typical small town Sask but with clear sailing down the double lane Yellowhead #16 highway to Saskatoon or North Battleford. 272' of frontage and 4 separate lots allowing for possible further development or expanding the already meticulously placed underground irrigation system for gardening or loads of space for your RV,s and potential shop or garage placement. Check out the pictures to see if this home is for you!!

Rooms Information

Beds: 3			Bathrooms: 1		# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Kitchen	9 x 10	Laminate	2	M	3-pc bath	6 x 10
3	M	Laundry	4 x 5	Laminate	4	M	Dining Room	8 x 12
5	M	Living Room	13 x 13	Laminate	6	M	Bedroom	9 x 10
7	B	Bedroom	10 x 12	Linoleum	8	B	Bedroom	8 x 9' 6"
9	B	Family Room	8 x 11	Linoleum	10	B	Utility	9 x 14
								Concrete

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Basement Type,
Development: Full Basement, Partially Finished
Bsmnt Walls: Block
Equip Incl: Fridge, Stove, Dishwasher Built In, Microwave, Shed(s), Window
Outdoor: Deck, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included/Gas
Lot Width: 272 **Depth:** 132
Lot Desc: Rectangular
Gar/Prk: 1 Car Detached, RV Parking, Parking Spaces
Garage Size: 12.0 x 22.0
Driveway: Gravel Drive

Sep Entry:

Bsmt Ste #:

Treatment

Wtr Softner: Included

Furnace: Furnace Owned

Tot Lot Area: 35,000.00 Square Feet

Insulated Garage:
Heated Garage: No

Park Sp: 10

This information is believed to be reliable but should not be relied upon without verification.



Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: One ½
Bldg Type: House
Year Built: 1928
Beds: 2
SqFt: 995
Zoning: RES
Legal: PCL 129057824, 129061289, 129061302

Location: Radisson

Postal Code: S0K 3L0
Possession: TBD

Baths: 1
Levels AG: 2.0

Ownership: Freehold

Tax Amt/Yr: \$2,257 / 2023

List Brokerage: eXp Realty

Public Remarks: Great character home for sale in the town of Radisson. This two bedroom house is great option for anyone wanting the small town lifestyle. This well maintain home has had some updated over the years with newer windows, bathroom, furnace and siding. There is one bedroom on main floor and large bedroom upstairs. Kitchen has plenty of cupboard and counter space. Head on down to the basement where you will find a den, family room and lots of storage space. There is a double detached garage has a wood burning stove that will keep you warm for all your winter projects. Beautifully maintained back yard with fruit orchard plantation. 26x24 double detached garage with wood stove heat and gas line for future heat. 5 titled lots each measure 50x 164 corner lot is irregular shaped.

Rooms Information

Beds: 2			Bathrooms: 1		# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Kitchen	14.0 x 14.0	Laminate	2	M	Living Room	11.0 x 14.9
3	M	4-pc bath	X x X	Linoleum	4	M	Mudroom	8.0 x 8.0
5	M	Bedroom	8.9 x 8.0	Carpet	6	2	Bedroom	12.0 x 17.0
7	B	Family Room	14.0 x 13.5	Carpet	8	B	Den	12.7 x 10.0
9	B	Laundry In Utility	X x X	Concrete				

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Siding
Basement Type,
Development: Full Basement, Partially Finished
Bsmnt Walls: Concrete
Equip Incl: Fridge, Stove, Shed(s)
Outdoor: Deck, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included/Gas
Lot Width: 393
Lot Desc: Corner, Irregular
Gar/Prk: 2 Car Detached, Parking Spaces
Garage Size: 24.0 x 26.0
Driveway:

Sep Entry:

Bsmnt Ste #:

Wtr Softner:
Furnace: Furnace Owned
Tot Lot Area: Square Feet

Insulated Garage: **Heated Garage:** Yes

Park Sp: 10

This information is believed to be reliable but should not be relied upon without verification.

411 Alexander Street
SK971317 Sold
LP: \$159,900 **SP:** \$165,000
DOM: 18 **SD:** 06/20/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: 2 Storey
Bldg Type: House
Additions: No
Beds: 3
SqFt: 1,265
Zoning: RES
Legal: Lots 5-7, Blk/Par 18, Plan I5059 Ext 0 As described on Certificate of Title 01B09207.

Location: Radisson

Postal Code: S0K 3L0
Possession: TBA
Add Yr Cmp:
Baths: 2
Levels AG: 2.0

Ownership: Freehold

Tax Amt/Yr: \$1,823 / 2023

List Brokerage: Century 21 Fusion

Public Remarks: Great opportunity to own a historic character home on a mature triple-wide (150' x 132') lot in Radisson! Unique design with plenty of original character, including vintage millwork, 9" baseboards & some original interior doors. Main level has had lath & plaster removed and upgraded with modern drywall, recent paint & upgraded wainscotting, flooring & light fixtures throughout. The living area offers a bright & open space with newer shelving & plenty of natural light throughout. 9' ceilings throughout the main level, refinished oak hardwoods in dining space, recent paint & upgraded appliances in kitchen. Bedroom on main floor for more accessible living if desired, upgraded 3-piece bathroom on main level with upgraded fixtures, vanity & beautifully tiled-in shower. 2 spacious bedrooms upstairs & full bathroom with recently-upgraded flooring and some newer paint. Additional upgrades include some newer plumbing, wiring upgraded from original, new water heater & high-efficiency furnace (2023), newer storage area in basement & some newer fencing in the huge park-like back yard. This beautiful outdoor space offers lots of mature trees, plenty of open space, a large patio area off the back porch, and tons of potential for garden space. 24' x 24' detached garage built in 1998 with partition wall between the 2 bays, this could be removed or left as used for a workshop area on the south side. Lots of parking, including space to park an RV or trailer beside the garage. This solid home has some room for further improvement but provides plenty of value & opportunity! Located within commuting distance of either Saskatoon or the Battlefords, the village of Radisson has lots to offer including a Co-Op, service station, the famous Red Bull restaurant & more! School bussing available to Maymont or Borden. Incredible opportunity at an affordable price!

Rooms Information

Beds: 3			Bathrooms: 2		# Kitchens: 1				
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Living Room	18-10 x 13-9	Laminate	2	M	Kitchen	9-9 x 8-5	Vinyl Plank
3	M	Dining Room	11-7 x 12-5	Hardwood	4	M	3-pc bath		Hardwood
5	M	Primary Bedroom	15-2 x 9-4	Laminate	6	2	Bedroom	9-3 x 14-3	Laminate
7	2	Bedroom	9-8 x 11-1	Laminate	8	2	4-pc bath		Laminate
9	B	Den	9-2 x 16-4	Carpet	10	B	Storage	8-11 x 12-4	Concrete
11	B	Utility		Concrete	12	M	Porch	6-2 x 11-2	Linoleum
13	M	Porch	7-9 x 8	Laminate					

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Basement Type,
Development: Partial Basement, Partially Finished
Bsmnt Walls: Concrete
Equip Incl: Fridge, Stove, Washer, Dryer, Window Treatment
Outdoor: Deck, Fenced, Lawn Back, Lawn Front, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included/Gas
Lot Width: 150 **Depth:** 132
Lot Desc: Lane, Rectangular
Gar/Prk: 2 Car Detached, RV Parking
Garage Size: 24.0 x 24.0
Driveway: Double Drive, Gravel Drive, Other

Sep Entry:

Bsmnt Ste #:

Wtr Softner: Not Included
Furnace: Furnace Owned
Tot Lot Area: 19,800.00 Square Feet

Insulated Garage: **Heated Garage:** No

Park Sp: 7

This information is believed to be reliable but should not be relied upon without verification.

209 James Street
SK911579 Sold
LP: \$224,900 **SP:** \$205,000
DOM: 93 **SD:** 06/01/2023

Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Raised Bungalow
Bldg Type: House
Year Built: 1989
Beds: 3
SqFt: 1,180
Zoning: Res
Legal: Parcel# 118705765

Location: Radisson

Postal Code: S0K 3L0
Possession: TBD

Baths: 3
Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$2,457 / 2022

List Brokerage: eXp Realty

Public Remarks: This raised bungalow is located in the town of Radisson on double lane highway 40 minutes to Saskatoon and 45 minutes from North Battleford. The main floor features nice size living room with large window. Kitchen nicely designed with plenty of cupboard, counter space and dining room. Main floor also has 2 bedrooms and 4pc bathroom. Master bedroom has walk in closet and spacious 3pc bathroom. Basement has large size family room, bedroom, 3pc bathroom and laundry area. Basement is ICF block and high ceilings. Large 100" x 132" lot with plenty of room for large garage/shop. House has been completed in 2009 when moved onto basement.

Rooms Information

Beds: 3			Bathrooms: 3			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Kitchen	11"1 x 10"0	Tile	2	M	Dining Room	9'3 x 10"9
3	M	Living Room	11"1 x 17"5	Hardwood	4	M	Primary Bedroom	10"7 x 13"0
5	M	3-pc en suite	5"1 x 10"8	Linoleum	6	M	Bedroom	9"6 x 11"1
7	M	4-pc bath	9"6 x 4"9	Carpet	8	B	Family Room	23"11 x 21"0
9	B	Bedroom	9"11 x 16"11	Carpet	10	B	3-pc bath	4"11 x 9"2
11	B	Laundry In Utility	X x X	Concrete				

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Siding, Vinyl

Basement Type,
Development: Full Basement, Fully Finished

Bsmnt Walls: ICF Block

Equip Incl: Fridge, Stove, Washer, Dryer, Dishwasher Built In, Microwave Hood Fan, Shed(s), Window Treatment

Features: Sump Pump

Outdoor: Fenced, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Water Htr: Included/Gas

Lot Width: 100

Depth: 132.00

Lot Desc: Rectangular

Gar/Prk: No Garage, RV Parking, Parking Spaces

Driveway: Double Drive, Other

Sep Entry:
Bsmnt Ste #:
Wtr Softner:
Furnace: Furnace Owned

Tot Lot Area: 13,200.00 Square Feet

Insulated Garage:
Park Sp: 4

Heated Garage:

This information is believed to be reliable but should not be relied upon without verification.

Blakeney Acreage**SK967402 Sold**
LP: \$299,900 **SP:** \$258,888
DOM: 25 **SD:** 05/24/2024


Prop Type: Residential **Location:** Great Bend Rm No. 405

SubType: Acreage
Tot Lnd Acr: 4.14
Style: Bungalow
Bldg Type: House
Year Built: 1952
Beds: 2
SqFt: 1,022
Zoning: country residential
Legal: SE-29-40-10-W3 Parcel A Block Plan 74B03775 Sup

Postal Code: S0K 0V0
Possession: immediate
Baths: 2
Levels AG: 1.0

Ownership: Freehold **Tax Amt/Yr:** \$1,009 / 2023

List Brokerage: Coldwell Banker Signature

Public Remarks: Attention Hobby Farm Enthusiasts! Welcome to Blakeney Acreage! Just outside of the town of Radisson, North West of Saskatoon. 4.14 acres nicely sheltered and private but still a quick easy walk into town. Just over 1,000 square foot bungalow, 2 bedrooms (could be converted to 3) and 2 bathrooms. Upon entry you are welcomed into a lovely enclosed front porch, large kitchen and dining area, living room, full bathroom and large bedroom (was previously 2 bedrooms). Basement features living room space, den, bedroom and laundry/storage. Double detached garage and several outbuildings, including an outside fully functional bathroom for when you are entertaining lots of guests! On town water but located in the RM of Great Bend, this is a great opportunity for acreage living, small hobby farming - not too far from Saskatoon!

Directions: Turn into town of Radisson, go straight until stop sign, turn left, go over train tracks, turn immediate right on railway avenue, follow dirt road until the end around the bend, entrance right after bushes on the right. 310425 TWP RD 404

Rooms Information

Beds: 2			Bathrooms: 2		# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Kitchen/Dining	23.5 x 16.2	Laminate	2	M	Living Room	21.8 x 12.8
3	M	Bedroom	19.8 x 9.9	Wood	4	M	4-pc bath	X x X
5	B	Bedroom	22 x 14.8	Other	6	B	3-pc bath	X x X
7	B	Laundry	X x X	Concrete	8	B	Den	7.8 x 9.6
9	B	Storage	X x X	Concrete	10	B	Living Room	15.6 x 12.7
								Concrete

Property Information

Roof:	Asphalt Shingles				
Exterior:	Vinyl				
Basement Type,				Sep Entry:	
Development:	Full Basement, Partially Finished				
Bsmnt Walls:	Concrete, Preserved Wood			Bsmt Ste #:	
Equip Incl:	Fridge, Stove, Washer, Dryer, Shed(s), Window Treatment				
Features:	Sump Pump			Wtr Softner:	
Outdoor:	Deck, Garden Area, Lawn Back, Lawn Front, Partially Fenced, Trees/Shrubs			Furnace:	
Heating:	Baseboard, Electric				
Water Htr:	Included/Electric			Tot Lot Area:	4.14 Acres
Fireplace:	1/Wood			Insulated Garage:	
Lot Width:		Depth:		Heated Garage:	
Gar/Prk:	2 Car Detached			Park Sp:	8
Garage Size:	24.0 x 26.0				
Driveway:	Gravel Drive				

Acreage Information

Prop Offered:		Land Lsd:	No	Environ Audit:	No
Mineral Rgts:		Trms of Lse:		Financial Oblig?:	No
Taxes Paid To:	RM of Great Bend			Other Bldgs:	
Topography:	Flat, Gently Rolling			Power:	Yes
Bush:	Shelter Belt	Sloughs:	None	Phone:	Yes
Fences:	Some			Yard Light:	No
Propane Tank:		Dist to Town:		Dist to High Schl:	
Nearest Town:	Radisson	Sump Pump:		Svcs To Property:	
Wtr Supply:	City/Town				
Sewer:	Septic Field, Septic Tank				
RM		Parcel		Dir	
Great Bend RM No. 405		129090191		SE	
				29	
				40	
				10	
				W3	
					4.14

This information is believed to be reliable but should not be relied upon without verification.



Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 2008
Beds: 3
SqFt: 1,248
Zoning: RES.
Legal: Surface Parcel #129067498

Location: Radisson

Postal Code: S0K 3L0
Possession: TBD

Baths: 3
Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$3,595 / 2023

List Brokerage: Century 21 Fusion

Public Remarks: EXCEEDINGLY PRETTY, ELEGANT AND REFINED – THIS IS THE ONE YOU’VE BEEN WAITING FOR ALL THIS TIME! Welcome to 609 Albert Street, a traditional and timeless home perfectly positioned on a corner lot with one-of-a-kind showstopping features. Elevated and set back from the street, admire the home's picturesque, peaceful views from your front porch! Exquisitely maintained and artfully crafted for seamless connection between the rooms, enter the residence where you are greeted by an informal foyer to slip off your shoes. Fully immersed in soft natural light, the living room is stunning with a vaulted ceiling and gleaming hardwood floors. Boasting of 1,248 sq. ft., your gorgeous chef's kitchen has delicate garden doors off the dining room for flawless indoor/outdoor entertaining. The home's cohesive design and calming energy continue down the hall – where you will find two guest bedrooms for rest and relaxation. There's a 4-piece bathroom and sizeable primary with ample closet space coupled with access to the outside – where you can have a nightcap, stargaze and step back inside. With its own ensuite to enjoy, laundry is cleverly hidden on this level for both comfort/convenience. The graceful expression of this home extends downstairs where you'll find a massive family room to entertain with ease. A recreational room provides a fun factor and is intertwined with a nook showcasing a wet bar but there's one more LUXURIOUS wow-worthy highlight! A spa-like bathroom complete with a cedar steam room to unwind as warmth wraps around you. Next up – your outdoor paradise with garden boxes, a two-tiered deck, lush greenery plus RV parking! Plus, a double detached garage with a surprise on the other side! A heated STUDIO complemented with a boutique bathroom that could serve as an office, man cave/she shed, teenager's haven or guest house! ALL this woven within a close-knit community that is small town living at its finest and a comfortable commute to Saskatoon or North Battleford!

Rooms Information

Beds: 3			Bathrooms: 3			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Foyer	6'6 x 9'4	Linoleum	2	M	Living Room	14'10 x 15'9
3	M	Kitchen/Dining	12'11 x 12'7	Hardwood	4	M	Bedroom	7'11 x 10'8
5	M	4-pc bath	4'11 x 7'9	Linoleum	6	M	Bedroom	10'9 x 9'4
7	M	Primary Bedroom	12'3 x 12'1	Carpet	8	M	3-pc en suite	
9	M	Laundry		Linoleum	10	B	Family Room	24'10 x 15'7
11	B	Recreation Room	13'1 x 15'9	Other	12	B	Nook	11'5 x 10'10
13	B	3-pc bath		Ceramic Tile	14	B	Utility	10'1 x 12'4
								Concrete

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stucco, Vinyl

Basement

Type,
Development: Full Basement, Fully Finished

Bsmnt Walls: Concrete

Equip Incl: Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Garage Door Opnr/Control(S), Microwave Hood Fan, Vac Power Nozzle, Window Treatment

Features: Air Conditioner (Central), Air Exchanger, Sauna, Sump Pump

Outdoor: Deck, Fenced, Firepit, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Water Htr: Included/Gas

Fireplace: 0

Lot Width: 66

Lot Desc: Corner, Rectangular

Gar/Prk: 2 Car Detached, RV Parking

Garage Size: 24.0 x 24.0

Driveway: Gravel Drive

Sep Entry:

Bsmt Ste #:

Wtr Softner: Not Included

Furnace: Furnace Owned

Tot Lot Area: 8,712.00 Square Feet

Insulated Garage:

Heated Garage: No

Park Sp: 7

409 Edward Street
SK949570 Sold
LP: \$124,900 **SP:** \$107,000
DOM: 155 **SD:** 03/28/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1905
Beds: 3
SqFt: 880
Zoning: RES
Legal: Lot 26 Blk/Par 4 Plan NO G1466 Ext 0 Lot 27 Blk/Par 4 Plan NO G1466 Ext 7

Location: Radisson
Postal Code: S0K 3L0
Possession: tenants rights
Baths: 1
Levels AG: 1.0

Ownership: Freehold **Tax Amt/Yr:** \$1,576 / 2023

List Brokerage: Coldwell Banker Signature

Public Remarks: Welcome to 409 Edward Street in the community of Radisson, north west of Saskatoon. Not a long commute to Saskatoon or North Battleford! Great opportunity in this home! 3 Bedrooms, 1 Bathroom and a detached garage!

Rooms Information

Beds: 3			Bathrooms: 1		# Kitchens: 1				
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Sun Room	9.2 x 7.9	Linoleum	2	M	Living Room	12.0 x 9.6	Vinyl Plank
3	M	Dining Room	13.6 x 12.7	Vinyl Plank	4	M	Kitchen	13.8 x 11.5	Vinyl Plank
5	M	Primary Bedroom	11.8 x 9.2	Vinyl Plank	6	M	Bedroom	9.11 x 6	Vinyl Plank
7	M	3-pc bath	X x X	Linoleum	8	M	Bedroom	9.5 x 7.3	Vinyl Plank

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Siding
Basement Type,
Development: Full Basement, Unfinished
Bsmnt Walls: Block, Concrete
Equip Incl: Fridge, Stove, Washer, Dryer
Heating: Forced Air, Natural Gas
Water Htr: Included
Lot Width:
Gar/Prk: 2 Car Detached
Driveway: Gravel Drive

Depth:

Sep Entry:

Bsmnt Ste #:

Wtr Softner:

Furnace: Furnace Owned

Tot Lot Area: Square Feet

Insulated Garage:

Park Sp: 4

Heated Garage: No

This information is believed to be reliable but should not be relied upon without verification.

405 William Street
SK956845 Sold
LP: \$169,900 **SP:** \$164,000
DOM: 45 **SD:** 03/15/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1955
Beds: 3
SqFt: 1,006
Zoning: RES
Legal: Lot 18, Blk/Par 8, Plan G3010 Ext 0

Location: Radisson
Postal Code: S0K 3L0
Possession: TBD
Baths: 2
Levels AG: 1.0

Ownership: Freehold **Tax Amt/Yr:** \$1,450 / 2023

List Brokerage: Boyes Group Realty Inc.

Public Remarks: Are you a mechanic, woodworker, or shop owner needing more space for your projects? Located 40 minutes from Saskatoon, this unique property in Radisson features a large heated and insulated garage/shop with 220 power, a central vacuum, and its own washroom! Located between the home and garage is a charming three-season room with a kitchenette. The home itself has a large kitchen with a generous island and a gas-range stove. With two bedrooms upstairs, a four-piece bathroom, and a cozy living room, the main residence offers 1006 square feet of living space. A third bedroom, a three-piece bathroom, storage, a washer and dryer, and a family area are all located downstairs. Additional features are two sump pumps, underground sprinklers, and a low-maintenance yard. The front walkway was replaced in 2023, the water heater in 2022, and the shingles and garage skylights were replaced in 2017.

Rooms Information

Beds: 3			Bathrooms: 2			# Kitchens: 1		
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Office	10.10 x 9.7	Laminate	2	M	Kitchen	12.4 x 12
3	M	Living Room	12.11 x 17.6	Laminate	4	M	Primary Bedroom	11.9 x 10.10
5	M	Bedroom	11.8 x 8	Carpet	6	M	4-pc bath	x x x
7	M	Recreation Room	20.1 x 9.9	Carpet	8	B	Storage	9.11 x 9.1
9	B	Family Room	14.5 x 12.2	Concrete	10	B	3-pc bath	x x x
11	B	Bedroom	9.2 x 12	Concrete				

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Basement Type,
Development: Partial Basement, Partially Finished
Bsmnt Walls: Block
Equip Incl: Fridge, Stove, Washer, Dryer, Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Freezer, Microwave Hood Fan
Features: Floating Shelves, Sump Pump, Underground Sprinkler, 220 Volt Plug
Outdoor: Deck, Lawn Back, Lawn Front, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included/Gas
Lot Width: 50 **Depth:** 132
Lot Desc: Lane, Rectangular
Gar/Prk: 2 Car Detached, Carport
Garage Size: 23.0 x 25.0
Driveway: Gravel Drive

Sep Entry: No
Bsmnt Ste #:
Wtr Softner: Not Included
Furnace: Furnace Owned
Tot Lot Area: 6,600.00 Square Feet
Insulated Garage: **Heated Garage:** Yes
Park Sp: 2

This information is believed to be reliable but should not be relied upon without verification.

314 & 316 Alexander Street
SK956436 Sold
LP: \$265,000 **SP:** \$255,000
DOM: 7 **SD:** 01/27/2024


Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1976
Beds: 4
SqFt: 1,076
Zoning: Residential
Legal: Lot: 12, Blk: 16 Plan: I5059 & Lot: 13 Blk: 16 Plan: I5059
Location: Radisson
Postal Code: S0K 3L0
Possession: TBA
Baths: 2
Levels AG: 1.0
Ownership: Freehold
Tax Amt/Yr: \$2,446 / 2023
List Brokerage: Royal LePage Varsity

Public Remarks: Welcome to 314 & 316 Alexander Street in the community minded Radisson approx. 40 min west of Saskatoon on divided highway 16. This home has been immaculately cared for and sits on a double lot (combined 100 x 132) which could only be described as your own personal oasis with meticulous attention to landscaping. If you are looking for a quiet, well maintained property this is the place you have been searching for. There is plenty of room for your family with 2 bedrooms up and 2 down (with a bonus space presently being used as a 5th bedroom downstairs). The home is bright, open and homey feeling with consistant upgrading to keep it modern. Upgrades within the past 5 years include new water heater, and new front window. Other windows & doors were upgraded in 2014, Laminate flooring installed in 2015. The side door steps out onto a wrap around 2 tiered deck/patio space which overlooks the garden on the side and beautiful flower beds, manicured lawn and fire pit in back. The adjoining lot is presently used for garden space and "toy" storage. If gardening isn't your biggest priority there is plenty of space to build that dream garage/shop you have always wanted. (Seller's are willing to negotiate sale without the 2nd lot). This property shows 10/10 book your showing today. Buyer's and buyer's representative responsible for verifying measurements.

Rooms Information

Beds: 4				Bathrooms: 2				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Kitchen	8.8 x 4	Laminate	2	M	Dining Room	10.5 x 8.10	Laminate		
3	M	Living Room	20.6 x 11.11	Laminate	4	M	Bedroom	10.11 x 10.6	Laminate		
5	M	Bedroom	10.6 x 9.5	Laminate	6	M	4-pc bath		Linoleum		
7	M	Storage	9.6 x 6.11	Linoleum	8	B	Bedroom	13.7 x 9.7	Carpet		
9	B	Bedroom	20.3 x 10.10	Carpet	10	B	2-pc bath		Carpet		
11	B	Family Room	12.6 x 10.4	Carpet	12	B	Laundry In Utility		Concrete		

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stone, Vinyl
Basement Type,
Development: Full Basement, Partially Finished
Bsmnt Walls: Block
Equip Incl: Fridge, Stove, Washer, Dryer, Dishwasher Built In, Freezer, Microwave Hood Fan, Window Treatment
Features: Air Conditioner (Central), Sump Pump, Underground Sprinkler
Outdoor: Deck, Firepit, Lawn Back, Lawn Front, Partially Fenced, Patio, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included/Gas
Lot Width: 100
Lot Desc: Rectangular
Gar/Prk: 1 Car Detached, RV Parking, Parking Spaces
Driveway: Concrete Drive
Sep Entry:
Bsmnt Ste #:
Wtr Softner: Included
Furnace: Furnace Owned
Tot Lot Area: 13,200.00 Square Feet
Insulated Garage:
Park Sp: 6
Heated Garage: No

This information is believed to be reliable but should not be relied upon without verification.



Prop Type: Residential
SubType: Detached
Location: Radisson
Style: Bungalow
Bldg Type: House
Postal Code: S0K 3L0
Year Built: 1974
Possession: Tba
Beds: 4
Baths: 3
SqFt: 1,612
Levels AG: 1.0
Zoning: Res
Legal: Lot 13-15 Block 4 Plan G1466 Ext 0

Ownership: Freehold **Tax Amt/Yr:** \$2,777 / 2023

List Brokerage: Royal LePage Hallmark

Public Remarks: Are you looking for a large home with a big private yard and in-law or mortgage helper suite ? Have a look at 422 Main Street in Radisson this 1612 SQ Ft bungalow is very solid and has lots of room for large families and get together! The living room is huge with big bright windows and features a brick facaded fireplace with electric insert! The kitchen is spacious and offers ample cabinet space with large dining room and patio doors to back deck and oversized yard with very matured landscaped yard. The main floor also features 3 good sized bedrooms a full four piece bathroom as well as the master bedroom having a 2 piece ensuite bath! Most of the main floor also has upgraded flooring. The basement is developed with a large family room area that is separate from what could be used as a non conforming suite with its own kitchen area-no stove, living room and one bedroom plus a 4 piece bathroom. Oversized single attached garage has direct entry to main floor. The massive mature backyard is a green thumbs and privacy enthusiasts dream with mature trees, plum, cherry & apple trees, saskatoon bushes and lots of room for a garden or a second garage, as well as separate fenced off vehicle storage or parking! Check out all what this community has to offer from schools to sports facilities and amenities. A great escape from the city come see what this great property has to offer! Call your favorite Realtor to book a private viewing today!

Rooms Information

Beds: 4				Bathrooms: 3		# Kitchens: 2			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Foyer	11.4 x 5.3	Vinyl Plank	2	M	Living Room	27.11 x 13.11	Laminate
3	M	Laundry	7.1 x 2.10	Vinyl Plank	4	M	Kitchen	9.9 x 13	Vinyl Plank
5	M	Dining Room	11.9 x 12.11	Vinyl Plank	6	M	4-pc bath		Vinyl Plank
7	M	Bedroom	10.11 x 10.1	Vinyl Plank	8	M	Bedroom	12.5 x 9.11	Vinyl Plank
9	M	Bedroom	12.11 x 11.3	Vinyl Plank	10	M	2-pc en suite		Vinyl Plank
11	B	Family Room	20.2 x 26.9	Carpet	12	B	Utility	12.11 x 9.1	Concrete
13	B	Bedroom	12.10 x 9.2	Carpet	14	B	Family Room	11.8 x 14.9	Laminate
15	B	Kitchen	11.4 x 8.3	Laminate	16	B	4-pc bath		Vinyl tile

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Wood Siding
Basement Type,
Development: Full Basement, Fully Finished
Bsmnt Walls: Concrete
Bsmnt Suite: Non-Regulation
Equip Incl: Fridge, Stove, Washer, Dryer, Central Vac Attached, Dishwasher Built In, Hood Fan, Window Treatment
Features: Central Vac (R.I.), Sump Pump
Outdoor: Fenced, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs
Heating: Forced Air, Natural Gas
Water Htr: Included/Gas
Fireplace: 2/Electric, Wood
Lot Width: 75
Lot Desc: Lane, Rectangular
Gar/Prk: 1 Car Attached
Garage Size: 14.0 x 30.0
Driveway: Concrete Drive, Double Drive

Sep Entry: Yes

Bsmnt Ste #:

Wtr Softner:
Furnace: Furnace Owned

Tot Lot Area:

Insulated Garage: **Heated Garage:** No

Park Sp: 4

Depth: 131.9

This information is believed to be reliable but should not be relied upon without verification.



Prop Type:	Residential	Location:	Radisson
SubType:	Detached		
Nghbrhood:		Postal Code:	S0K 3L0
Style:	Bungalow	Possession:	TBA
Bldg Type:	House		
Year Built:	1995	Baths:	3
Beds:	6	Levels AG:	1.0
SqFt:	1,512		
Zoning:	RES		
Legal:	Parcels 129058500, 129067331, 129067319		
Ownership:	Freehold	Tax Amt/Yr:	\$4,300 / 2022
List Brokerage:	Century 21 Fusion		

Public Remarks: Looking for a beautiful property with a huge yard, but not quite ready for an acreage just yet? Come check out this unique home on 3 lots in the village of Radisson, with over a half-acre of yard space & a gorgeous 6 bed/3 bath bungalow--ideal for large families! Plenty of nice finishes throughout this spacious home, including fresh paint, hardwood & tile floor throughout much of the home. The kitchen is a chef's dream with granite countertops, huge island bar, & stainless steel appliances. Dining area open to the kitchen, & a secondary space open to the living room that could be used as a more formal dining space. 3 bedrooms upstairs including primary bedroom with 3-piece ensuite and walk-in closet. Additional main-floor 4-piece bathroom & separate mudroom area adjacent to 24x20' attached garage. Lower level features a vast amount of space with tall ceilings & large windows to provide a welcoming environment in the family room and play/games room area. There are 3 additional bedrooms in the basement, ideal for large families or the potential conversion into secondary living space. Outside, the vast back yard offers a generous amount of space that is fully sheltered by trees & shrubs, providing the ultimate in privacy & shelter from the wind! The huge back deck features a natural gas BBQ hookup, gazebo (hot tub included as-is), & southern exposure. Plenty of garden space with lots of room to expand & increase your self-sufficiency. The village of Radisson offers great drinking water, grocery store & Co-Op, highway services, and easy access to Saskatoon and North Battleford via the Yellowhead Highway. Only a short drive to Redberry Biosphere and some of Canada's most scenic wildlife areas. Call your favourite agent today to view!

Rooms Information

Beds: 6				Bathrooms: 3				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Living Room	22-3 x 12-6	Hardwood	2	M	Dining Room	14-11 x 10	Tile		
3	M	Kitchen	13-10 x 10-6	Tile	4	M	Mudroom	5-7 x 8-4	Tile		
5	M	4-pc bath		Tile	6	M	Bedroom	10 x 8-5	Hardwood		
7	M	Bedroom	11-2 x 10-6	Hardwood	8	M	Primary Bedroom	11-11 x 12-11	Hardwood		
9	M	3-pc en suite		Tile	10	B	Family Room	11-3 x 20-3	Carpet		
11	B	Games Room	19-1 x 13-4	Carpet	12	B	Bedroom	9-7 x 10	Carpet		
13	B	Bedroom	9-9 x 10-7	Carpet	14	B	Bedroom	10-4 x 14-4	Carpet		
15	B	4-pc bath		Linoleum	16	B	Laundry In Utility		Concrete		
17	B	Storage		Concrete							

Property Information

Construction:	Wood Frame	Sep Entry:	
Roof:	Asphalt Shingles	Bsmt Ste #:	
Exterior:	Brick, Vinyl		
Basement Type,			
Development:	Full Basement, Fully Finished		
Bsmnt Walls:	Concrete		
Equip Incl:	Fridge, Stove, Washer, Dryer, Dishwasher Built In, Garburator, Garage Door Opnr/Control(S), Microwave Hood Fan, Shed(s), Window Treatment		
Features:	Air Conditioner (Central), Natural Gas Bbq Hookup, Play Structures, 220 Volt Plug		
Outdoor:	Deck, Firepit, Garden Area, Lawn Back, Lawn Front, Patio, Trees/Shrubs		
Heating:	Forced Air, Natural Gas	Wtr Softner:	Included
Water Htr:	Included/Gas	Furnace:	Furnace Owned
Fireplace:	/Gas		
Lot Width:	132	Tot Lot Area:	26,268.00 Square Feet
Lot Desc:	Corner, Lane, Rectangular		
Gar/Prk:	2 Car Attached, RV Parking, Parking Spaces	Insulated Garage:	
Garage Size:	20.0 x 24.0	Heated Garage:	Yes
Driveway:	Concrete Drive, Gravel Drive, Triple Drive	Park Sp:	8

This information is believed to be reliable but should not be relied upon without verification.

317 Alexander Street
SK925960 Sold
LP: \$154,900 **SP:** \$147,000
DOM: 163 **SD:** 09/27/2023

Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1978
Beds: 4
SqFt: 1,177
Zoning: RES
Legal: P: 129062167, 129062145

Location: Radisson

Postal Code: S0K 3L0
Possession: IMMED

Baths: 2
Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$2,283 / 2022

List Brokerage: Century 21 Fusion

Public Remarks: Small-town living at its finest in this fantastic single-family home for sale in Radisson on a large lot backing green space with no close neighbors! Bordering a field and public reserve land, peace, and tranquility come hand-in-hand with this fully developed 1,177 sq ft bungalow, along with affordability and functionality. Step inside to a cozy entryway with a closet for storing all your coats and shoes before making your way into the bright, open living room with several windows to let the natural light stream in. Next, step into the open-concept dining and kitchen space, boasting stainless steel appliances and a handy eat-up peninsula for enjoying breakfast every morning. Also found on the main level are 2 of the home's large bedrooms, including the master retreat with walk-in closet and soaker tub, and the main 4-pc bathroom. Downstairs, the basement has been fully finished to almost double your living space with a family room, 2 additional bedrooms, as well as a 3-pc bath and laundry room, with plenty of storage to be found throughout. And possibly the highlight of it all, the backyard—your very own oasis—with a large rear deck for hosting all your summertime cookouts and taking in those prairie sunsets. Recent upgrades include new windows, new shingles, exterior paint and cedar trim, a water heater, eavestroughs, and a new fridge. Think this could be your perfect fit? Contact your local REALTOR® to schedule a showing today!

Rooms Information

Beds: 4			Bathrooms: 2			# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Living Room	11 x 18	Laminate	2	M	Dining Room	9 x 14	Laminate
3	M	Kitchen	11 x 11	Laminate	4	M	4-pc bath		Linoleum
5	M	Bedroom	10 x 13	Laminate	6	M	Bedroom	14 x 21	Laminate
7	B	Family Room	16 x 30	Carpet	8	B	Bedroom	12 x 14	Carpet
9	B	Bedroom	9 x 12	Carpet	10	B	3-pc bath		Linoleum
11	B	Laundry		Linoleum					

Property Information

Roof: Asphalt Shingles

Exterior: Siding, Vinyl

Basement Type,
Development: Full Basement, Fully Finished

Bsmnt Walls: Indeterminable

Equip Incl: Fridge, Stove, Washer, Dryer, Dishwasher Built In, Hood Fan, Shed(s)

Outdoor: Deck, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Water Htr: Included/Gas

Lot Width: 115

Depth: 155

Lot Desc: Backs on to Field/Open Space, Rectangular

Gar/Prk: Parking Spaces

Driveway: Gravel Drive

Sep Entry:
Bsmnt Ste #:
Wtr Softner:
Furnace: Furnace Owned

Tot Lot Area:
Insulated Garage:
Park Sp: 4

Heated Garage:

This information is believed to be reliable but should not be relied upon without verification.



Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Bungalow
Bldg Type: House
Year Built: 1947
Beds: 2
SqFt: 1,028
Zoning: RES
Legal: Lot 5- BLK/Par 6-Plan G1466 EXT 0

Location: Radisson

Postal Code: S0K 3L0
Possession: TBD

Baths: 2
Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$1,931 / 2022

List Brokerage: RE/MAX Saskatoon

Public Remarks: Welcome to your next dream home in the quiet town of Radisson, Saskatchewan. Located just 40 minutes from Saskatoon, it's perfect for those who desire a small-town ambiance at an affordable price. As you approach this immaculate home, you'll immediately notice the beautiful wood accents on the exterior of the home and garages. Even the attic hatches have been carefully adorned. Extensive renovations have been completed within the last 8 years, starting with a full basement renovation, a complete kitchen overhaul, new appliances, fresh paint, new shingles. Upon entering the home, you'll be greeted by the original hardwood flooring in the living room, complemented by tall 9ft ceilings adorned with crown molding and an exquisite custom wood fan. The main floor boasts two renovated bedrooms and a renovated 4-piece bathroom. As you step into the kitchen, you'll be delighted by the natural gas stove, tile backsplash, and rustic flooring that add to its charm. The basement, intentionally designed with exposed features, showcases exceptional craftsmanship. Noteworthy basement features include a reverse osmosis system, an upgraded heating system with an outdoor heat pump, a state-of-the-art air cleaning system, and a 100 AMP breaker, and 10-inch-thick concrete walls. Outside the home, you have the option to enter the single-car attached garage or the double-car detached garage, both equipped with driveways and ample parking. Both garages are fully insulated and heated. This property encompasses 2.5 lots, with a width of 125ft and a depth of 132ft, the entire property is enclosed with a beautiful wood fence. The backyard is a little oasis, featuring a garden, a storage shed, two lounging areas, and abundant sunlight as it faces west/south. This property has been meticulously cared for over the past 9 years, and its pristine condition is evident. It is one of the most well-kept properties in Radisson. Don't hesitate to call today and schedule your viewing

Rooms Information

Beds: 2			Bathrooms: 2		# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size
1	M	Living Room	22 x 13	Hardwood	2	M	Bedroom	13 x 9
3	M	Bedroom	11 x 9	Vinyl Plank	4	M	4-pc bath	4 x 7
5	M	Kitchen/Dining	21 x 11	Vinyl Plank	6	B	Unfinished	23 x 28
7	B	Storage	10 x 9	Concrete	8	B	2-pc bath	11 x 7

Property Information

Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl

Basement Type,

Development: Full Basement, Unfinished

Bsmnt Walls: Concrete

Equip Incl: Fridge, Stove, Washer, Dryer, Dishwasher Built In, Freezer, Hood Fan, Oven Built In, Shed(s), Reverse Osmosis System, Window Treatment

Features: Natural Gas Bbq Hookup, Sump Pump

Outdoor: Fenced, Garden Area, Lawn Back, Lawn Front, Trees/Shrubs

Heating: Forced Air, Natural Gas

Water Htr: Included/Gas

Lot Width: 125

Depth: 132

Lot Desc: Rectangular

Gar/Prk: 1 Car Attached, 2 Car Detached, Parking Spaces

Garage Size: 25.0 x 28.0

Driveway: Asphalt

Sep Entry:

Bsmnt Ste #:

Wtr Softner: Not Included

Furnace: Furnace Owned

Tot Lot Area: 16,500.00 Square Feet

Insulated Garage:

Heated Garage: Yes

Park Sp: 4

This information is believed to be reliable but should not be relied upon without verification.

[Photos](#)

[Street](#)



SK919079 Sold

LP: \$69,900

SP: \$50,000

DOM: 18

SD: 02/09/2023

Prop Type: Residential
SubType: Detached
Nghbrhood:
Style: Raised Bungalow
Bldg Type: House
Year Built: 1951
Beds: 2
SqFt: 800
Zoning: RES
Legal: Parcel 129064057

Location: Radisson

Postal Code: S0K 3L0

Possession: tba

Baths: 1

Levels AG: 1.0

Ownership: Freehold

Tax Amt/Yr: \$1,134 / 2021

List Brokerage: Royal LePage Saskatoon Real Estate

Great opportunity to own your own house for \$69,900 in the town of Radisson. Good little 2 bedroom home (2nd set up for main floor laundry). Double lane highway 40 minutes to Saskatoon and 45 minutes from North Battleford. If the ramp in the back the house is wheelchair accessible. Good location in town close to all the amenities. House living/dining area, decent size kitchen for the size of the house. Really nice 4 piece bathroom renovated in 2012 and laundry makes chores easier. Basement is open for future development, could even put in an other bedroom if desired. 2' lot with a detached single garage and lots of room for a garden or to make it your own. Also included in the finances including fridge, stove, washer, dryer, freezer, and all window coverings.

Rooms Information

Bathrooms: 1

Kitchens: 1

Room	Size	Floor	#	Level	Room	Size	Floor
Room	13' x 12'	Carpet	2	M	Dining Room	9' x 12'	Carpet
	10' x 13'	Linoleum	4	M	Bedroom	9'6 x 9'2	Laminate
th		Linoleum	6	M	Bedroom	6'8 x 7'10	Linoleum
ned							

Property Information

ood Frame
phalt Shingles
ting

Sep Entry:

ll Basement
ock
dge, Stove, Washer, Dryer, Freezer, Hood Fan, Microwave, Satellite Dish, Window Treatment
cessible by Wheel Chair
ck, Lawn Back, Trees/Shrubs
rced Air, Natural Gas
cluded/Electric

Bsmt Ste #:

Wtr Softner:

Furnace: Furnace Owned

Tot Lot Area: 6,600.00 Square Feet

ne, Rectangular
Car Detached, Parking Spaces
.0 x 20.0

Insulated Garage: No

Heated Garage: No

Park Sp: 2