



FULLY FURNISHED 1 BEDROOM | AVAILABLE SEPTEMBER 1

505 – 537 4th Avenue North

The Berkeley · City Park, Saskatoon, SK S7K 2M6

1 BEDROOM | 1 BATHROOM | 732 SQ. FT. | \$1,700 / MONTH

A move-in-ready, fully furnished suite for resident physicians and medical trainees — a short walk to Saskatoon City Hospital, and minutes from the University of Saskatchewan and Royal University Hospital.

THE HOME

Furnished, air conditioned, ready to live in

The Berkeley is a quiet, concrete-built condo building in City Park — a block from the river and a short walk from downtown. Suite 505 comes fully furnished, with the living room, dining set, bedroom and kitchen already in place. Central air conditioning, in-suite laundry and a private balcony off the living room round it out.



Furnished living room, already set up



Walkout to the private balcony

KITCHEN, DINING & DAY-TO-DAY

Everything is already in place



Full kitchen, fully equipped



Furnished dining area



In-suite washer & dryer

AT A GLANCE

RENT	\$1,700 per month	PARKING	1 above-ground stall + storage locker
DEPOSIT & NRF	\$1,700	LAUNDRY	In-suite washer & dryer
SIZE	Approx. 732 sq. ft.	COOLING	Central air conditioning
BEDROOM	1, fully furnished	UTILITIES	Heat & water included; resident pays power
BATHROOM	1 full	PETS	No pets
FURNISHED	Yes — fully furnished	AVAILABLE	September 1, 2026

SLEEP & RESET

A furnished bedroom and a full bathroom



Furnished bedroom with double bed



Window and dresser, plenty of light



Full bathroom with vanity



Tub and shower

A private balcony on a quiet City Park street



Private balcony off the living room



Leafy outlook toward downtown



The Berkeley from 4th Avenue North



Mature trees on every side

FOR RESIDENTS, FELLOWS & VISITING PHYSICIANS

A short walk to City Hospital

City Park is one of Saskatoon's oldest and quietest central neighbourhoods — tree-lined streets between the river and downtown, with Saskatoon City Hospital at the west edge. For someone working long or irregular hours, the commute is short and the suite is ready to live in from day one.

GETTING TO WORK

- Saskatoon City Hospital — roughly a 10-minute walk west through City Park
- Royal University Hospital and Jim Pattison Children's Hospital — a short drive or bus ride across the University Bridge
- St. Paul's Hospital — a quick drive
- University of Saskatchewan — direct transit routes from the front door
- Meewasin river trails, Kinsmen Park and downtown — all within a few blocks

HOW TO VIEW OR APPLY

Viewings are arranged directly through Envision Real Estate Services.

Call 306.244.7276 Email hello@envisionyx.com

Apply online at envisionyx.com/rentals

Envision Real Estate Services — full-service residential property management in Saskatoon. Details accurate as of July 2026 and subject to change without notice.