



SASK • MLS®

# Regina Saskatchewan

\$445,000

Welcome to a fabulous 1243 sq ft, 4 bedroom, 2 bath bungalow in Albert Park! Located at 10 Marquis Crescent, this gem of a home is completely ready for new owners! The sprawling layout is fabulous! Upon entry, the boho chic vibe will radiate the warm energy & inviting style of this beautifully renovated family home. The sunken living room with its big windows & vinyl plank flooring is cozy yet modern - especially with the gas fireplace complimented by white brick - a strong focal point with accent shelving. An open-concept design from the living room to the dining area is super for entertaining! Access to the composite deck, patio, & fully fenced 7192 sq ft lot is perfect for kids, & for enjoying some outdoor living! Continuing inside, the solid oak cabinets with some newer appliances (induction stove) offers plenty of space for a busy household! Down the hall, are three very generous-sized bedrooms. The primary bedroom easily accommodates a king-sized bed & is complimented by a 2pc ensuite. The full bath is fully renovated & could be in a magazine! STUNNING! Let's head downstairs - a side entry is so convenient & a fully developed lower level is a definite bonus offering extra space for family activities or guests with a bedroom. A large laundry/utility area allows for amazing storage without taking away from a massive rec room! A maintenance-free exterior is fabulous & the front trex deck & curb appeal are certainly impressive! Features & upgrades incl: underpinning, updated electrical, newer windows, attic/ventilation work, central AC, an oversized single garage (24x14), central vac, a shed, & MUCH more! This 1974 home has been renovated & the owners have taken pride in each & every project - it certainly doesn't feel or look its age! Plus, the location is ideal with parks, schools, & south end amenities within walking distance makes it so convenient! This truly...

- Other 11 ft ,2 in X 15 ft ,8 in
- Bedroom 11 ft ,5 in X 11 ft ,6 in
- Laundry room x x x
- Storage x x x
- Living room 13 ft X 15 ft
- Dining room 10 ft X 16 ft

- Kitchen 10 ft ,5 in X 12 ft ,6 in
- 4pc Bathroom 6 ft X 8 ft
- Primary Bedroom 10 ft ,7 in X 12 ft ,6 in
- 2pc Ensuite bath 4 ft X 5 ft
- Bedroom 9 ft ,6 in X 9 ft ,6 in
- Bedroom 10 ft ,6 in X 9 ft ,6 in

Listing Presented By:



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Royal

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