



SASK + MLS®

## Regina Saskatchewan

\$299,900

**LOCATION!** Situated right in the heart of the historic Crescent area, literally steps away from the Crescents Elementary School, lies the perfect opportunity you have been waiting for. This charming 3 bedroom, 2 bathroom home has been very well looked after over the years but is now ready for a new owner. This home is on a quiet block, close to all amenities, yet tucked away perfectly in the mature area, offering great curb appeal and tons of privacy. The main floor has beautiful hardwood flooring running through the living area and into the formal dining room. This is a great space for entertaining and hosting family functions, featuring a timeless wood burning fireplace and a perfect flow into the kitchen. The home has all of the classic character you are looking for in the area but has added some great modern day features such as the sun room off the dining area and an extremely convenient 2pc bathroom. The kitchen has plenty of counter space and a new cooktop last year. You'll also notice a lot of the windows have been updated to PVC. There is also a ton of natural light on the main level. When heading up the original staircase you will find 3 bedrooms and a large main 4pc bath. There is an absolute ton of storage space and all 3 rooms have ample closet space. You can enjoy peaceful outdoor living in the secluded backyard, fully fenced, patio and garden area and private parking. Other value added items and features include PVC windows, all appliances, composite front step and railing. (id:6769)

Bedroom 9 ft ,4 in X 14 ft

Bedroom 10 ft ,10 in X 14 ft

Bedroom 11 ft ,10 in X 8 ft ,10 in

4pc Bathroom 8 ft ,6 in X 8 ft ,9 in

Living room 16 ft X 13 ft

Dining room 12 ft X 12 ft ,8 in

Kitchen 13 ft X 10 ft ,8 in

Sunroom 11 ft ,3 in X 11 ft ,5 in

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Realty Hub Brokerage



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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