



## Regina Saskatchewan

\$399,900

Welcome to 109 Simpson Rd, an exceptional hidden gem in Albert Park, located on a unique crescent that is seldom referred to as a road. This home offers unmatched privacy and direct access to the tranquil Simpson Park, exclusively enjoyed by neighboring residents. This well-maintained home, cherished by its tenants over years, features a spacious living room with expansive windows, a sunlit dining area, and a kitchen with direct deck and backyard access. The upper level hosts a master bedroom with a 2-piece ensuite, two additional bedrooms with large windows, and a 4-piece bathroom. The lower levels include 4 versatile rooms, another bathroom, a spacious recreation room, utility space, laundry, and ample storage. Outside, a vast yard merges with the private park, providing a serene backdrop and expansive outdoor space. This property represents a unique blend of privacy, natural beauty, and spacious living. (id:6769)

Primary Bedroom 9 ft ,5 in X 15 ft ,9 in

2pc Ensuite bath x x x

Bedroom 8 ft ,1 in X 12 ft ,2 in

Bedroom 9 ft ,10 in X 10 ft ,5 in

4pc Bathroom x x x

Bedroom 10 ft ,3 in X 10 ft ,4 in

Bedroom 8 ft ,9 in X 7 ft ,8 in

Bedroom 12 ft ,3 in X 6 ft ,10 in

Den 10 ft ,2 in X 6 ft ,5 in

4pc Bathroom x x x

Other x x x

Laundry room x x x

Living room 21 ft ,6 in X 15 ft ,4 in

Dining room 12 ft ,8 in X 9 ft ,2 in

Kitchen 12 ft ,5 in X 14 ft ,6 in

Listing Presented By:



Originally Listed by:  
Realty Hub Brokerage



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