



SASK MLS®

Regina Saskatchewan

\$180,000

Welcome to 1156 Athol, a charmingly updated two-storey home nestled in Washington Park. This residence has undergone many renovations, while still holding some of its original character. This home offers a comfortable and inviting living space perfect for families or individuals. The main level features an open floor plan with a spacious living room, dining area, and kitchen. Laundry is also located on your main level near the backdoor. Upstairs, you'll find 3 cozy bedrooms with beautifully stained hardwood floors. The basement provides extra space for a rec room, a fourth bedroom/home office, and plenty of storage. Outside in the backyard is awaiting your final touches, with a good-sized fenced backyard and 2 off-street parking stalls! You'll be close to schools, parks, shopping, and other amenities. In approximately 2023 significant updates were made, including the installation of a newer fence in the backyard for added privacy and security. The sewer line under the house was replaced and weeping tile was installed around the edge of the west and south walls, as well as the entire east wall, to improve drainage. The roof received newer shingles, and the entire house was freshly painted, giving it a crisp, clean look. In 2024, further improvements were made to enhance the home's comfort and efficiency. A newer air conditioning unit was installed to keep you cool during the summer months, high-efficiency furnace, the home boasts newer light fixtures and fresh paint throughout, adding to its brightness and appeal. Newer hardwood flooring was installed on the main level, offering a sleek and modern feel, while the kitchen received a stylish upgrade with newer counters and backsplash and much much more. Don't miss this great rental opportunity and schedule your private showing today! (id:6769)

- Primary Bedroom 14 ft ,6 in X 9 ft ,2 in
- Bedroom 8 ft ,4 in X 12 ft ,3 in
- Bedroom 8 ft ,1 in X 7 ft ,7 in
- 3pc Bathroom 11 ft ,4 in X 5 ft ,2 in
- Other 13 ft ,4 in X 17 ft ,2 in
- Bedroom 8 ft ,1 in X 7 ft ,7 in
- 2pc Bathroom 6 ft X 3 ft ,4 in
- Utility room 23 ft X 6 ft ,11 in
- Living room 11 ft ,6 in X 12 ft ,7 in
- Kitchen 8 ft ,3 in X 11 ft ,4 in
- Dining room 11 ft ,6 in X 11 ft ,4 in
- Laundry room 8 ft X 6 ft

Listing Presented By:


Originally Listed by:
 Boyes Group Realty Inc.



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