



## Regina Saskatchewan

\$173,500

Nestled in the heart of University Park, this charming 936 sq. ft. condo offers unparalleled convenience just moments from the University of Regina, with direct bus routes to and from the campus. The bright and inviting open floor plan features a generously sized kitchen boasting an island with ample storage and seating for two stools, creating a cozy eating bar. Equipped with essential appliances including a fridge, stove, built-in dishwasher, and microwave, the kitchen received a stylish upgrade in 2024 with new countertops, tiled backsplash, sink, and taps. The living area is spacious and welcoming, with updated flooring adding to its appeal, and a patio door leading to a balcony, perfect for enjoying the summer weather. Additional storage space is conveniently located off the living room, while in-suite laundry facilities, complete with a washer and dryer, ensure added convenience. The oversized master bedroom, has 2 full sized closets, one with organizer and one with shelving. The condo boasts a convenient half-bath ensuite, complemented by a 4-piece bathroom serving the rest of the condo. Both bathrooms received a full renovation completed in 2023. Extra storage space is available on the third floor, and one parking stall is included with the unit. Residents can take full advantage of the fantastic amenities room, which offers a kitchenette and games area for leisure and entertainment. Condo fees cover essential utilities such as heat and water, as well as building maintenance and insurance, snow removal, lawn care, and contributions to the reserve fund. For those requiring additional parking, spots may be acquired for a monthly fee. (id:6769)

Kitchen 10' x 11'5"

Living room 19' x 13'10"

Bedroom 11' x 14'7"

2pc Bathroom 5'6" x 5'2"

4pc Bathroom 8'6" x 5'

Laundry room 6' x 6'8"

Listing Presented By:



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