



# Regina Saskatchewan

\$249,900

Imagine living in this gorgeous New York New York 2 bedroom + 2 bath condo + 1 U/G parking spot (#286). Neutral colours, quality vinyl plank flooring and stainless steel kitchen appliance create a modern and inviting feel. Convenience of In-suite laundry and an abundance of storage space. Open-concept layout of the kitchen, living and dining room is perfect for everyday living and entertaining guests. Kitchen offers loads of cabinetry, large island for meal prep, massive walk-in pantry with ClutterRX organization, built-in dishwasher and stylish backsplash. Both Bedrooms are X-large, each with a walk-thru closet and their own ensuite bathroom. Patio with a nat gas BBQ hookup is a fantastic for those who enjoy outdoor cooking. Easy walk out your patio door to the visitor parking and the bike and walking paths. Great if you have a pet. This convenience saves you walking through the hallway for a quick get away! Building amenities are impressive: theatre room for movie nights or easy hook up for Gamers to an incredibly well equipped gym saving you costly gym membership. Car wash bay, bike storage, and dog washing room all located in parkade. Heated u/g parking adds convenience and security. Unit #125 offers easy access to essential areas like the front entrance, elevators, theatre room & gym. The seller will truly miss this gem she has called home for 8 years. Features: Central A/C, Hunter Douglas custom blinds with room darkening blinds in bedrooms. Phantom screen out to patio. New fridge Oct 22. 2 Storage lockers (#286 & #91). SaskTel wired throughout complex. Condo fees incl: heat, water, sewer, reserve fund, garbage & recycling, common insurance. Never pay for another cash wash with the wash bay in the garage. Access to a 2 bedroom guest suite for \$90/night in unit #225 5303 Universal Cres. Often residents offer to rent out a 2nd parking spot for \$100 - \$150/m. SK...

**Kitchen** 9 ft,6 in X 13 ft,2 in

**Storage** 5 ft,10 in X 7 ft,10 in

**Dining room** 8 ft X 13 ft,2 in

**Living room** 14 ft,3 in X 10 ft,9 in

**Laundry room** 12 ft,6 in X 10 ft,2 in

**Primary Bedroom** 12 ft,6 in X 10 ft,2 in

**4pc Ensuite bath** 5 ft,5 in X 7 ft,6 in

**Other** 3 ft,10 in X 7 ft,10 in

**Bedroom** 18 ft,6 in X 9 ft,4 in

**4pc Bathroom** 5 ft,5 in X 9 ft,3 in

**Other** 3 ft,10 in X 7 ft,10 in

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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