



# Regina Saskatchewan

\$274,995

Welcome to 1939 Rae Street! Nestled in to the heart of Regina's iconic Cathedral neighbourhood, this 2-storey home offers the perfect mix of turn-of-the-century charm with plenty of modern updates. As you enter this home, you're immediately welcomed in to a bright living room with hardwood floors flowing from the dining room (with access to the back deck) to the beautiful sunroom. The sunroom has its own separate entrance from the outside and is the perfect spot for a home-based business. The kitchen has been updated with modern maple cabinetry and stainless steel appliances. As with most character homes, the staircase is a beautiful focal point. Leading you up to the second storey, you will find 3, good-sized bedrooms with generous closet space and a uniquely updated 4-pc bathroom. Outside, you notice many upgrades to the exterior. Newer windows, doors, front landing, eaves, fascia, soffits and stucco finish. The backyard features aggregate concrete and stamped concrete, newer fence, beautiful deck and natural gas BBQ hook up is run. This home has had numerous upgrades and renovations including: new furnace (2024), new paint throughout (2024), new garden doors (2024), plumbing roughed in for a future basement bathroom, updated plumbing and electrical, basement spray foamed (R40), custom made shutters, newer window wells. The 21x23 garage is fully insulated AND, the extra parking spot can be rented out! If life in the Cathedral Village is calling you, this is a definite must-see! (id:6769)

Bedroom 10 ft X 11 ft

Bedroom 8 ft X 10 ft

Bedroom 10 ft X 10 ft

4pc Bathroom 8 ft X 6 ft

Other Measurements not available

Sunroom 8 ft X 10 ft

Living room 11 ft X 17 ft

Kitchen 8 ft X 10 ft

Dining room 9 ft X 8 ft

Listing Presented By:



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RE/MAX Crown Real Estate

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