



SASK MLS

Regina Saskatchewan

\$239,900

Wonderfully located, this large 2 bed 2 bath condo sits perfectly between downtown and Wascana Lake. This unit sits on the 2nd level and is West facing, allowing for plenty of evening sunlight to pour onto the fully screened balcony. Enjoy your wine or coffee free from bugs and foot traffic! Boasting over 1,100 sqft of living space, this condo feels open and spacious. With a designated dining space that flows into the living room, separate laundry/storage room, and a massive primary bedroom, this unit is perfect for anyone who requires extra space for mobility devices. Not only that, the unit contains a full size walk-in tub/shower, and plenty of grab handles for those who need them. The kitchen also features new countertops, stainless steel appliances, and backsplash. The majority of the unit has also been finished with new LVP flooring! The Royal Court Condo building is also an absolute gem. First and foremost, the reserve fund is in good standing, and with the broiler, roof, paint, AND elevator all replaced and serviced in the past 3 years, you can feel confident that there are no cash-calls on the horizon, and that your building is solid. Being self-managed, the owners take pride in keeping the building clean and presentable. The amenities room is open to all for parties or gatherings, and opens into a private sunken courtyard. Owners also receive an extra storage locker in the basement, AND 1 exclusive underground parking stall, just steps from the garage entry. The garage is heated, insulated, and includes a hose and wash area. Both heat AND water are included in the condo fees! An ideal condo for anyone, but especially for those looking to retire and downsize. Immense pride of ownership throughout the whole building. Don't miss out! Book a showing on this unit today! (id:6769)

2pc Ensuite bath 4 ft X 5 ft

Bedroom 11 ft X 9 ft

Laundry room 8 ft X 6 ft

Foyer 7 ft X 4 ft

Kitchen 9 ft, 1 in X 10 ft, 1 in

Living room 15 ft X 25 ft

4pc Bathroom 8 ft X 4 ft, 11 in

Primary Bedroom 16 ft, 10 in X 10 ft, 10 in

Listing Presented By:



Originally Listed by:

Realtyone Real Estate Services Inc.



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.