



## Regina Saskatchewan

\$249,800

Located just a short 3 minute walk to Connaught Community School in desirable Cathedral, this 1982 bi-level home would be a great first home for a young family to enjoy and make it their own. With 3 bedrooms and 2 bathrooms, it is a great starter home in a safe neighbourhood. The yard is fully fenced and there is a side entrance to the home that would allow the flexibility to turn the basement into a rental unit should a young professional wish to live upstairs and off set their mortgage. The home has central air to keep you cool on the hot summer days. The 2018 furnace is currently rented, but will be bought out prior to possession. Appliances stay with the home. The house has newer shingles and the backyard features mature apple-producing trees. With lane access there is plenty of room to build a garage for parking or to use as a workshop as many neighbours have already done. Please contact your REALTOR(R) today to schedule a private showing. (id:6769)

Bedroom 15 ft X 10 ft ,6 in

Family room 15 ft ,6 in X 10 ft ,7 in

3pc Bathroom 7 ft ,5 in X 4 ft ,5 in

Den 12 ft X 6 ft ,6 in

Laundry room 12 ft ,9 in X 6 ft ,5 in

Foyer 6 ft ,8 in X 3 ft ,3 in

Living room 16 ft ,8 in X 11 ft

Dining room 7 ft ,9 in X 7 ft ,6 in

Kitchen 7 ft ,9 in X 7 ft ,4 in

4pc Bathroom 8 ft ,3 in X 5 ft ,4 in

Bedroom 10 ft ,3 in X 9 ft ,2 in

Primary Bedroom 13 ft ,4 in X 9 ft ,2 in

Listing Presented By:



Originally Listed by:

RE/MAX Crown Real Estate

<http://www.carmenbechard.ca/>



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