



SASK MLS

Regina Saskatchewan

\$299,900

Are you ready to start growing your real estate wealth? This income generating property in one of Canada's most affordable cities is ready for new owners! Welcome home to 2077 Atkinson Street perfectly positioned in the walkable neighbourhood of Arnhem Place in Regina Saskatchewan! This home features over 2000SQFT of developed living space giving an opportunity to live downstairs and rent the upstairs - which means you are your own landlord! The upper level features a comfortable family friendly floorplan with 3 bedroom/1 bathroom. The bi-level style home maximizes natural light into the basement by the oversized windows giving the 1 bedroom/1 bathroom basement an airy feel! Situated on a 5,999SQFT fenced corner lot offers a double detached garage, shed, & RV Parking - plus future opportunities for development! A savvy first time home owner may decide to live in the basement while using the main floor income to supplement their income or pay down the mortgage faster! This unique floorplan offers these amazing perks: Central Air Conditioning (upstairs), Boiler heating system, Shared entrance or side separate entrance to the upper level, Shared free laundry, Separate Utilities, Appliances & Shed are included in the sale. Let's not forget that there is oodles of storage in this home with the addition of the utility room offering additional space to store items. Located within the bustling Broders Annex neighbourhood you are walking distance to the City of Regina bus stop on Winnipeg St/13th Ave, to the restaurants on Victoria Ave, the Maple Leaf Park Pool & Spray Park, plus the amazing Al Ritchie Community Centre/Regina Public Library. If you are looking to grow your investment profile or have an interest in being your own landlord, this home is the right one for you! (id:6769)

Kitchen 11 ft, 1 in X 10 ft, 5 in

Dining room 10 ft, 5 in X 9 ft, 1 in

Living room 14 ft, 2 in X 13 ft, 1 in

Bedroom 12 ft, 7 in X 10 ft, 7 in

4pc Bathroom 9 ft, 6 in X 6 ft

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Laundry room 13 ft, 1 in X 10 ft, 9 in

Foyer 5 ft, 5 in X 3 ft, 9 in

Dining room 11 ft, 7 in X 9 ft, 7 in

Living room 15 ft, 5 in X 13 ft, 8 in

4pc Bathroom 10 ft, 1 in X 3 ft, 9 in

Bedroom 10 ft, 1 in X 8 ft, 8 in

Bedroom 10 ft, 1 in X 8 ft, 8 in

Primary Bedroom 11 ft, 1 in X 10 ft, 2 in

Listing Presented By:



Originally Listed by:

Century 21 Dome Realty Inc.

<http://sara-mckinley.c21.ca/>



Royal

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