



SASK MLS®

Regina Saskatchewan

\$371,900

Looking for charm and character with updates in Cathedral? Well this is it! Fantastic location and renovated. Only 1/2 block from the desirable 13th avenue shopping area! The home upon arrival, has great street appeal and as you enter you see the porch area that offers a great space for those warm summer evenings. Entering the home you will notice all the updates and well maintained integrity of the this 104 year old home. The main floor offers a large living and dining area with newer hardwood floors and ample entertaining space. Large windows allow plenty of natural light. The Kitchen offers ample cupboard and counter space and the heated mudroom offers additional pantry and storage space or butlers space. All newer appliances are all included. The second level has three generous sized rooms all with hardwood and one room offering a unique porch area that has to be seen! There is a renovated four piece bath with a lovely skylight. Up to the 3rd level and the options are endless with the expansive space that could be used as a play room, yoga space , art room, music room or hang out for teenagers! The basement offers additional living space with a 3 piece bath and storage space. The home has been used as airbnb at capacity that generates over 2 thousand a month with the owner living there as well. So there is great income potential if desired with documentation if requested. You really need to view this home to appreciate its unique character and charm. The yard has mature landscaping in front and back and the backyard is fully fence with plenty of entertaining space with huge deck area with a garden space if desired and a garage with additional parking in the back. Cathedral area is very desirable and this home offers all the updates and is close to schools, walking distance to downtown and all Cathedral area amenities. Don't miss our and make your appointment to...

4pc Bathroom Measurements not available

Bedroom 12 ft X 11 ft

Bedroom 11 ft x Measurements not available

Bedroom 12 ft 6 in X 9 ft 7 in

Enclosed porch 8 ft X 7 ft 5 in

Loft 20 ft 7 in X 8 ft

3pc Bathroom Measurements not available

Kitchen 14 ft ,1 in X 10 ft

Living room 13 ft ,1 in X 12 ft ,9 in

Dining room 12 ft 9 in X 11 ft 3 in

Enclosed porch 8 ft X 7 ft 5 in

Mud room 8 ft X 7 ft 5 in

Listing Presented By:



Originally Listed by:

2 Percent Realty Refined Inc.

<http://www.2percentrealty.ca>



Royal

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