



SASK MLS®

## Regina Saskatchewan

\$384,900

Welcome to 2266 Quebec Street! This phenomenal colonial-style home is sure to impress! Built in 1928, the rich character blended with the modern amenities is truly amazing! With over 1200 sqft plus a fully developed basement, the home offers a turn-key opportunity with fabulous neighbors, & a family-friendly location! Upon entry, the chic yet functional porch area is typical of the vintage of the home & welcomes you while showcasing the original banister & amazing woodwork! The open-concept living room, dining room, & open kitchen areas are breathtaking! Large east-facing windows allow the sunshine to dance upon the maple wooden floors & warmly illuminate the fabulous main floor. A large dining room opens up to the deck & fenced yard. The kitchen is spectacular with a gas range, hood fan, & appliance package. With so many cabinets, drawers, & quartz counters, the pantry (once a back porch) has now become a walk-in extension of the kitchen complete with a sliding barn door providing even more space & an additional countertop! The upstairs is dreamy with two very large bedrooms & a spa-like bath with large walk-in shower, stand-alone bathtub, double sinks, & the tiled floor! WOW! The primary bedroom has a massive walk-in closet & the 2nd bedroom also offers a large closet. A fully developed basement offers 2 additional bedrooms, a 3pc bath with an impressive shower, a sitting area, & laundry/utility/storage areas. The yard is a mini oasis with mature trees, patio, decks (front & back), lane access, raised flower/garden beds & a shed. The lot is 3122 sq ft. Other upgrades: All renos are professionally done, concrete floor in basement was repoured & walls are sealed, sewer line is redone to City connection, hi eff furnace, plumbing & elect. updated, windows replaced, exterior refresh, attic insulation, shingles/soffit/fascia & eaves done, too! Location is steps away fr...

Primary Bedroom 9 ft ,4 in X 16 ft ,6 in

Bedroom 9 ft X 11 ft ,3 in

4pc Bathroom 9 ft ,5 in X 11 ft ,2 in

Other 9 ft ,8 in X 9 ft

Bedroom 9 ft X 11 ft ,3 in

Bedroom 8 ft ,7 in X 12 ft

3pc Bathroom 4 ft ,7 in X 8 ft ,8 in

Laundry room 10 ft ,5 in X 4 ft ,9 in

Storage Measurements not available

Enclosed porch 6 ft ,11 in X 5 ft ,2 in

Living room 21 ft ,7 in X 12 ft ,11 in

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

Kitchen 10 ft ,3 in X 11 ft ,7 in

Other 5 ft ,6 in X 4 ft ,3 in

Listing Presented By:



Originally Listed by:  
Century 21 Dome Realty Inc.

<https://stacey-maduck.c21.ca/>



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.