



SASK MLS®

Regina Saskatchewan

\$479,900

Discover this exceptional home in the highly sought-after University Park East neighborhood, this location offers convenient proximity to the University of Regina, W.S. Hawrylak School, City Library, Pool, fitness facilities, and more. Nestled in a peaceful cul-de-sac, you'll enjoy the serene outdoor beauty of Westminster Park, allowing for a comfortable and relaxed lifestyle. With easy access to the thriving business district in the East end Ring Road, this property offers the perfect balance of tranquility and convenience. The front of the house has a wide front porch; two sides of houses are 2.8 meters from the central fence. The Sq footage only takes 1893/7759<1/4 of the large lot area. It only costs \$254/sqft: which is highly competitive in the comparative market. Southwest facing home, impressive cedar, vaulted ceilings, a spacious living room with bright solid-oak floors, and triple panes windows. 15 large windows maximize the natural light. Brand new roof shingles. The kitchen features oak cabinetry, The family room has warm hardwood floors gas fireplace. The deck is newly built to enjoy BBQ & backyard scenery. There are 3 spacious bedrooms and 2 full bathrooms upstairs. The master bedroom has new hardwood floors, newly tiled 4-piece ensuite, and his/hers closets with ample storage space. The other 3-piece bathroom has been upgraded with a tiled walk-in shower a new hardwood vanity set. The other two bedrooms have new carpet. The house has solid wood framing and copper plumbing, and the basement is fully finished. A new hot water tank in 2020. The recreation area is spacious/bright/pillar-free equipped with a wet bar area/wine rack. The new laundry room has a washing machine, a 4th new bathroom with tiles. The large backyard is fully fenced and features a bright workshop and an impressive garden area: lilac trees/ plumb trees/raspberry trees/blueberry trees/...

Primary Bedroom 12 ft ,4 in X 15 ft ,2 in

3pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Living room 12 ft ,2 in X 18 ft ,2 in

Bedroom 9 ft ,1 in X 9 ft ,1 in

Dining room 9 ft ,5 in X 14 ft ,1 in

Bedroom 9 ft ,9 in X 12 ft ,8 in

Kitchen 8 ft ,8 in X 11 ft ,2 in

3pc Bathroom REALTOR® REALTORS® and the REALTOR®

Family room 12 ft ,0 in X 17 ft ,0 in

Other 13 ft ,4 in X 23 ft ,2 in

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Crown Real Estate



Royal

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Bedroom 9 ft ,9 in X 12 ft ,9 in

Den 7 ft ,3 in X 9 ft ,1 in

Utility room Measurements not available

Dining nook 8 ft ,2 in X 9 ft ,6 in

2pc Bathroom Measurements not available