



# Regina Saskatchewan

\$384,900

Opportunity knocks! This large two and a half storey is in an excellent location, has had the 2nd level remodelled to be 2 large bedrooms, with an office space overlooking the street in the 2nd bedroom that also has a 3 piece ensuite. The main level was also remodelled over 20 years ago to include the old porch area into the living space with heated tile floors adjacent to the large living room with gas fireplace and dining room (both with hardwood floors that could use refinishing). The kitchen now overlooks the sunroom, and offers plenty of space and function flowing onto the deck and into the yard. The 3rd level is a loft bedroom with large closet which the owners haven't been in for years and needs some TLC on the ceiling from some water damage from before the shingles were redone. The double detached garage has lane access and is insulated and boarded. Under the rock pile water feature there is a concrete bunker! You read that correctly...the owners haven't been down there in years but have said the concrete is in great shape and it could be accessed for inspection with an acceptable offer! If you can bring some home renovation know-how, and realistic expectations of this property, you could make it an absolute gem. Inquire with your REALTOR(R) for more details. (id:6769)

Bedroom 19 ft ,8 in X 13 ft  
 4pc Bathroom Measurements not available  
 Primary Bedroom 10 ft ,3 in X 11 ft ,1 in  
 3pc Ensuite bath Measurements not available  
 Office 7 ft X 15 ft ,1 in  
 Bedroom 9 ft ,7 in X 19 ft ,10 in  
 Den 11 ft ,8 in X 7 ft ,4 in  
 Laundry room Measurements not available

Utility room Measurements not available  
 Den 12 ft ,9 in X 8 ft ,7 in  
 3pc Bathroom Measurements not available  
 Foyer 7 ft ,6 in X 23 ft  
 Living room 14 ft ,2 in X 19 ft  
 Dining room 12 ft ,5 in X 11 ft ,9 in  
 Kitchen 12 ft ,8 in X 10 ft ,8 in  
 Sunroom 13 ft X 13 ft

Listing Presented By:



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 JC Realty Regina

<http://www.jcrealty.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
 Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

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