



## Regina Saskatchewan

\$319,000

If a desirable location is at the top of your list, 3125 Grant Road is a home you won't want to miss. Located on a corner lot with close proximity to the U of R, Sask Polytech, and the many amenities of Regina's south end, you will love living here. Greeted by an updated exterior with a double detached garage, you'll note this home checks the boxes at an affordable price. Stepping inside, the carpeted living room features a corner gas fireplace with a large bay window. The original floor plan was modified to provide a cozy formal dining area, which may have once been a third bedroom and could be again. The kitchen was updated in the early 2000's and is light, bright, and airy featuring an abundance of cabinetry, stove top & built in oven, eat-up peninsula, and built-in pantry. There are 2 spacious bedrooms of the same size, along with the main 3pc bathroom that finish this level. The basement is fully developed with a 3rd bedroom with large closet (window does not meet current egress requirements), rec room with second gas fireplace, a second 3pc bathroom with corner shower, and a sprawling laundry area with adjacent storage den (could be developed into 4th bedroom). The yard is well treed & private with a deck spanning the width of the home across the back, perfect for sunny summer days. This home has been well cared for and is ready for new owners, come have a look! (id:6769)

Bedroom 15'9 x 10'3

Other 23'9 x 14'5

Den 8'11 x 8'2

3pc Bathroom x x x

Laundry room x x x

Living room 16'7 x 13'3

Kitchen Measurements not available x 11 ft

Dining room 10'11 x 10'7

Bedroom 11'7 x 10'7

Bedroom 11'7 x 10'7

3pc Bathroom x x x

Listing Presented By:



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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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