



# Regina Saskatchewan

\$334,900

Welcome to 3351 Angus Street. This 1921 built, 961 square foot bungalow sits on a 31'x100' lot in Regina's very desirable Lakeview subdivision. This provides for a neighbourhood where many neighbours can be seen enjoying their front yards and socializing with others. This character home is located close to Wascana Park's walking and bike trails, as well as shopping, and bus routes. When you walk in the front entry way you will notice the well-kept hardwood floors and other character touches such as the original glass handles on the doors. You will fall in love with the classic wide oak trim that exists throughout the main level. The large living room boasts lots of natural light through its west facing windows and a wood burning fireplace. The main level also has a dining room, the kitchen with included fridge, stove and microwave, two nice sized bedrooms, and a four-piece bathroom. As classic as the exterior and main level are, the other true value of this home is its basement. In 2012 the basement was fully renovated to ensure a sound and dry foundation for a new regulation 2-bedroom basement suite which provides income for the home. Before entering the basement suite you pass by the shared laundry area at the foot of the stairs with included washer and dryer. The 2-bedroom suite contains a kitchen with included fridge, stove and microwave, a living room and a 3-piece bathroom. It is currently rented to 2 very good tenants that instantly help to reduce the costs of ownership. Most of the basement has raised vinyl plank flooring that provides an air cushion from the new concrete floor. The backyard is sheltered and private with a combination of perennials, grass area and stone patio that leads to the single detached single car garage and parking for an additional 2 vehicles. Other features of this home include central air conditioning and new windows in the bedroo...

Laundry room 6 ft,6 in X 12 ft,5 in

Kitchen 8 ft,3 in X 10 ft

Living room 10 ft X 17 ft,6 in

Bedroom 9 ft X 9 ft,3 in

3pc Bathroom 5 ft,5 in X 6 ft,5 in

Utility room 7 ft,5 in X 6 ft,5 in

Bedroom 9 ft X 10 ft

Enclosed porch 10 ft,3 in X 6 ft,8 in

Living room 11 ft X 19 ft

Dining room 12 ft,3 in X 10 ft,8 in

Kitchen/Dining room 9 ft,3 in X 11 ft

Primary Bedroom 10 ft,3 in X 11 ft,5 in

4pc Bathroom 6 ft,3 in X 7 ft,2 in

Bedroom 10 ft,3 in X 10 ft,8 in

Listing Presented By:



Originally Listed by:

RE/MAX Crown Real Estate



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