



SASK MLS®

# Regina Saskatchewan

\$529,900

Welcome to 3414 Olive Grove in the beautiful, established, and desirable east end neighbourhood of Woodland Grove. This well kept and sought after area is blocks away from schools, coffee shops, restaurants and shopping. This area is also rich in greenspace, walking paths, parks and a great leisure centre. This 2 Storey split home is perfectly situated on a large lot in a quiet bay, with excellent neighbours! It offers 1,882 square feet, has 3 bedrooms plus a den, 4 bathrooms and has had many updates over the years. Walking in you are greeted with a beautiful formal living room at the front with large windows that perfectly flows into the formal dining room. The kitchen, casual eating area and casual family room towards the back of the home features a cozy gas fireplace and large window to allow for great natural light and backyard views. The kitchen is upgraded with gorgeous wood cabinets and loads of counter space for meal prep, as well as upgraded appliances. Completing the main floor is the convenient 2 piece bathroom, main floor laundry and direct access to the double attached garage. The upper floor offers a large primary bedroom with walk in closet and 3 piece ensuite, as well as 2 additional large bedrooms and the main 4 piece bathroom. Heading down to the lower level you will find a bright family room, 3 piece bathroom and a den that could make an excellent movie area, home office or guest space. You will also find additional storage space and utility area on this level. The backyard has a covered deck, great for barbecuing and entertaining, as well as a large patio, hot tub, fire pit, fully fenced yard and lush green grass that is well kept and will have you wanting to spend as much time out here as possible this summer! Take the full video tour for yourself to see how wonderful this home really is. (id:6769)

Bedroom 11 ft ,5 in X 11 ft ,1 in

Utility room 10 ft ,11 in X 8 ft ,5 in

Bedroom 13 ft ,10 in X 9 ft ,11 in

Foyer 14 ft ,11 in X 6 ft ,6 in

4pc Bathroom 8 ft ,4 in X 4 ft ,11 in

Living room 14 ft ,6 in X 11 ft ,2 in

Primary Bedroom 13 ft ,11 in X 12 ft ,3 in

Dining room 11 ft ,2 in X 10 ft ,4 in

3pc Ensuite bathroom 8 ft ,4 in X 4 ft ,11 in

Kitchen 10 ft ,6 in X 10 ft ,9 in

Other 7 ft ,7 in X 5 ft ,6 in

Dining room 11 ft ,2 in X 10 ft ,5 in

Listing Presented By:



Originally Listed by:

Coldwell Banker Local Realty

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Royal

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**Den** 10 ft ,2 in X 8 ft ,3 in

**3pc Bathroom** 9 ft ,8 in X 5 ft ,10 in

**Family room** 13 ft ,1 in X 29 ft ,6 in

**Storage** 12 ft ,5 in X 6 ft ,3 in

**Living room** 16 ft ,11 in X 11 ft ,11 in

**Laundry room** 5 ft ,7 in X 3 ft

**2pc Bathroom** 4 ft ,11 in X 6 ft ,5 in