



SASK MLS®

Regina Saskatchewan

\$384,900

Welcome to 3531 Garner Avenue conveniently located in the beautiful and established Lakeview neighbourhood close to many schools, parks and Hill Avenue amenities. The sought after area is home to many established families and conveniently located close to all downtown and south end amenities including great restaurants, movie theatres, shopping, coffee shops, and Wascana Park. This spacious 1,248 sq ft multi level home delivers a stylish and bright main floor living space with loads of natural light. The kitchen is well laid out and offers stainless steel appliances, and a large window for maximum natural light. From the kitchen you move right into the designated dining room with plenty of space for a family dining table. The dining room is open and flows into the large living room which has a huge window and leads directly to the front yard and the single attached garage. Moving to the upper level you will find a large primary bedroom with an oversized window, and double closets. The two additional bedrooms are down the hall and all share a four piece modern bathroom. The lower level offers a recreation room, a den, a 3pc bathroom, great storage space and the laundry and utility room. Heading outside to the fully fenced backyard, you will find a park like setting, with established trees, shrubs and perennials, as well as a great patio area with room to bbq and room to enjoy the beautiful summer days. Some notable upgrades include: 50 year shingles (2014), new main & 2nd floor triple pain windows (2021), new blinds (2021), new high efficient furnace and air conditioner (2015), and newer panel. Don't forget to take the full video tour! (id:6769)

Primary Bedroom 11 ft ,4 in X 13 ft ,5 in

4pc Bathroom 8 ft ,1 in X 4 ft ,11 in

Bedroom 8 ft ,10 in X 11 ft ,2 in

Bedroom 9 ft ,5 in X 11 ft ,5 in

Other Measurements not available

Den Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

Storage 6 ft ,9 in X 6 ft ,8 in

Utility room Measurements not available

Foyer Measurements not available

Living room 11 ft ,5 in X 18 ft ,1 in

Kitchen 8 ft ,8 in X 11 ft ,7 in

Dining room Measurements not available

Listing Presented By:



Originally Listed by:

Coldwell Banker Local Realty

<http://www.peterfourlas.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100

lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.