



# Regina Saskatchewan

\$274,900

Step into the warm embrace of 5114 10th Ave, a charming abode nestled within the prestigious County Club Estates enclave in the heart of Pioneer Village. This residence offers an enviable proximity to the Royal Regina Golf Course, a convenient driving range, Optimist Park, and scenic biking/walking paths that meander all the way to the verdant expanse of Wascana Park to the South, and to the serene Westhill Park in the Northwest. Conveniently positioned near Lewvan Drive, this architecturally distinctive multi-story dwelling beckons as an ideal sanctuary for a growing family. Spanning 1646 square feet, this thoughtfully designed home boasts 4 bedrooms, 1 den and 3 well-appointed bathrooms and direct entry from your covered 10.2x16.2 carport through the back door entrance. This townhome offers dual direct entry from your carport & from the front door opening into a welcoming foyer that guides you up a few steps to the main level living room, characterized by its inviting ambiance along with an expansive balcony, seamlessly extending your living space outdoors. Continue up to the dining area, adjacent to the well-appointed kitchen boasting ample counter and cabinet space. This level also hosts a functional bonus room space, laundry and a convenient 2-piece bathroom. Ascend further to encounter a functional built-in office space, then proceed upward to the master bedroom, a tranquil retreat featuring a charming reading nook illuminated by a skylight, crowned by a vaulted ceiling. The master bedroom is complemented by a luxurious 4-piece bathroom and walk in closet, accessible both from the primary bedroom and the hallway. Completing the upper level is a refreshed full bathroom with two other bedrooms! Downstairs the mud room provides under the stair's storage space, a utility room. Experience the epitome of condominium living at Country Club Estates, where residents e...

Living room 9 ft ,8 in X 10 ft ,4 in

Kitchen 9 ft ,3 in X 10 ft ,6 in

Dining room 10 ft ,3 in X 10 ft

Office 8 ft ,6 in X 5 ft ,9 in

2pc Bathroom 10 ft ,0 in X 5 ft ,0 in

Laundry room Measurements not available

3pc Ensuite bath Measurements not available

Bedroom 8 ft ,1 in X 8 ft ,1 in

Bedroom 9 ft ,1 in X 8 ft ,2 in

4pc Bathroom Measurements not available

Mud room 10 ft ,0 in X 5 ft ,0 in

Utility room Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Crown Real Estate



Royal

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**Bonus Room** Measurements not available x 10 ft ,5 **Foyer** 7 ft ,7 in X 8 ft ,6 in  
in

**Primary Bedroom** 10 ft ,8 in X 13 ft ,6 in