



# Regina Saskatchewan

\$269,900

Welcome to this delightful 3-bedroom, 2-bathroom (includes Basement Suite) bungalow situated on a corner lot in the heart of Rosemont. Perfect for investors or first-time homebuyers looking for a mortgage helper suite, this property offers modern living spaces and a convenient location directly across from Martin High School and the Rosemont Shopping Center. As you enter, you'll be greeted by a spacious living room that flows into a separate dining room, perfect for family gatherings and entertaining. The functional U-shaped kitchen features white cabinetry, providing a bright and inviting space for all your culinary needs. The main floor is completed by two generous bedrooms and an updated 4-piece bathroom. The basement is a standout with the hallway offering access to a roomy storage area with laundry facilities and private access to a well-appointed 1-bedroom basement suite, complete with a large living room, bedroom, 4-piece bathroom, and a galley kitchen. This suite is ideal for tenants, providing privacy and comfort. The exterior of the home is equally impressive, featuring updated vinyl siding and PVC windows for enhanced curb appeal. The fully fenced yard offers a secure space for outdoor activities, and the double garage provides ample parking and storage. Additional parking options include a front parking area by the garage and a separate parking pad on the west side, designated for the basement tenant. This home combines modern comforts with functional living spaces, making it a fantastic opportunity for investors or those seeking a mortgage helper suite. With its prime location and close proximity to schools, shopping, and amenities, this property is a must-see! (id:6769)

**Laundry room** Measurements not available

**Kitchen** 10 ft ,10 in X 10 ft

**Living room** 16 ft ,8 in X 10 ft ,6 in

**Bedroom** 8 ft ,6 in X 10 ft ,4 in

**4pc Bathroom** 8 ft X 5 ft

**Dining room** 7 ft ,11 in X 9 ft ,9 in

**Kitchen** 11 ft ,4 in X 8 ft ,3 in

**Living room** 18 ft ,6 in X 11 ft ,4 in

**4pc Bathroom** 8 ft X 5 ft

**Bedroom** 11 ft ,3 in X 13 ft

**Bedroom** 9 ft ,7 in X 11 ft ,10 in

Listing Presented By:



Originally Listed by:  
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