



Regina Saskatchewan

\$299,900

Welcome home to 5325 3rd Avenue located in west Regina and boasts a desirable location backing onto Rosemont Elementary School and the sports field. This updated 1,114 sq.ft. bungalow has seen an exterior transformation with newer grey vinyl siding and newer triple pane windows. Entering the home you immediately will be impressed with the large living room featuring hardwood flooring and new windows. The eat-in kitchen features gorgeous oak cabinets and newer countertops with tile backsplash. There is ample counter space for prepping your meals and plenty of cabinets for all your kitchen necessities and food. The dining area will fit a good-sized table for the family to gather around for family meals. Newer stainless steel appliances complete the kitchen. New vinyl plank flooring flows through the kitchen, dining area, down the hall and into the bathroom. There are 3 good sized bedrooms all showcasing new windows, fresh paint and hardwood flooring. The main 4-piece bath has been totally renovated with modern touches. The basement is open to development and could be a separate suite. The exterior walls are insulated and drywalled. The future basement will accommodate a large rec room, 4th bedroom (window does not meet egress), bathroom (has roughed in plumbing) and large utility room. As you step out the back door there is a large, tiered deck with built-in seating and plenty of room for some snazzy garden furniture! Stepping stones lead to a fire pit area and two raised beds for growing your veggies. The backyard has newer vinyl fencing on two sides and chain links on the other. There is plenty of space for that future dream garage! The sewer line has been replaced from the street to the home and there is a backflow valve. The location is ideal with Rosemont Elementary School right off your backyard, Martin Collegiate a short walk and a daycare located down the blo...

Living room 16 ft,4 in X 14 ft,2 in

Dining room 6 ft,1 in X 10 ft,2 in

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

Primary Bedroom 12 ft,2 in X 10 ft,2 in

Bedroom 13 ft X 10 ft,5 in

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

4pc Bathroom - x -

Listing Presented By:



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Royal

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