



# Regina Saskatchewan

\$349,900

Great starter home with 2 potential mortgage helpers in basement. This home has been owned by the same family since 1958 and is located in the desirable Hillside neighbourhood. Basement offers an impressive legal 1 bedroom suite with full kitchen, 4 piece bathroom, egress window, separate electrical panel and hot water heat PLUS a non regulation nanny suite with kitchenette and bathroom. The main floor 3 bedroom home and nanny suite are currently leased to one family for \$1700/m plus utilities. The Legal basement suite is rented for \$1000/m (including utilities). Basement was developed in 2015 to include the 2 suites as income support for aging parent. Improvements made: waterproof membrane on east wall, weeping tile installed. Interior & exterior sewer lines replaced, new basement floor poured, copper waterlines removed, Rockwool insulation in ceiling, 300 sqft studio with kitchenette, shower and egress window, 530 sqft legal suite with full bath, separate sump pump, boiler system, separate electrical panel, doorbell, egress window. LED lighting, smoke alarm, interior fire doors. Gas line installed to upstairs stove for future gas range and to both the suite and studio for a future fireplace. Torch on roofing membrane installed and R50 attic insulation in 2013. The main floor offers a large bright living room with hardwood flooring, spacious kitchen, 3 good sized bedrooms and a full 4 piece bathroom. The backyard is very private with mature landscaping and no immediate neighbours behind you! A great place to call home if you want to be close to U of R, downtown Regina, Wascana Park, great elementary and high schools and all south end amenities. Additional improvements 2018-2023: Washer & Dryer, 50 Gallon hot water tank, central air conditioning, some hardwoods refinished, some appliances replaced. Call your agent today to book a time to see this fabulous home. NO...

Kitchen/Dining room 13 ft X 8 ft, 5 in

Living room 15 ft, 9 in X 8 ft

Bedroom 8 ft, 10 in X 11 ft

4pc Bathroom X X X

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Kitchen/Dining room 10 ft, 8 in X 7 ft, 4 in

Storage 7 ft, 8 in X 4 ft, 7 in

Utility room Measurements not available

Living room 11 ft, 5 in X 19 ft, 4 in

Dining room 11 ft X 9 ft, 5 in

Kitchen/Dining room 10 ft, 8 in X 7 ft, 4 in

4pc Bathroom 6 ft, 8 in X 9 ft, 9 in

Listing Presented By:



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**Bedroom** 11 ft,7 in X 7 ft,4 in

**3pc Bathroom** 6 ft,2 in X 8 ft,1 in

**Laundry room** Measurements not available

**Primary Bedroom** 13 ft,2 in X 9 ft,5 in

**Bedroom** 8 ft,6 in X 12 ft,11 in

**Bedroom** 10 ft,1 in X 9 ft,5 in