



Regina Saskatchewan

\$277,500

Discover the possibilities with this well loved and versatile home. It has great street appeal and is nestled with greenery all around. Whether you're looking to occupy the entire home or take advantage of the potential for a non-regulation suite option in the basement, this property offers flexibility and a canvas for your personal touch. Step into the spacious, south-facing living room filled with natural light. The kitchen boasts ample cabinetry and space for a table. Two generously sized bedrooms and a four-piece main bathroom complete the main level. Newer windows in the kitchen and one bedroom. Downstairs, you'll find the laundry with additional storage space. The potential non-regulation suite area featuring two additional bedrooms, a large living room, and a three-quarter bath with a walk-in tub. The reason for saying the property has potential for a non-regulation suite is that one bedroom is equipped with a 220 plug for a stove and plumbing for a sink behind the bookshelf type cabinet. Additional features include a boiler (replaced approx. seven years ago) and a 125 amp electrical service. The carpet is approx. 6 years old. The 3/4 bath has a walk-in tub that was installed approx. 8 years ago. Metal soffits and shingles replaced approximately four years ago. A partial air conditioning system installed in 2022 cools the upstairs hallway, living room, and kitchen. Included are the stove, washer and dryer. (fridge is not working). Outside, enjoy the lovely, private backyard, perfect for relaxation and outdoor activities. The deck off the side door offers a great spot for meals and lounging. The back yard also provides sitting/lounging areas and room for outdoor activities. The single detached garage offers additional storage. The inside dimensions are approx. 23' long x 14' wide. Book your appointment to view! (id:6769)

Bedroom 11 ft,8 in X 11 ft,4 in

Bedroom 10 ft,1 in X 12 ft,1 in

Kitchen Measurements not available

Living room 11 ft,8 in X 18 ft,4 in

3pc Bathroom 10 ft,7 in X 7 ft,1 in

Laundry room 15 ft,7 in X 7 ft,1 in

Living room 16 ft,1 in X 12 ft,7 in

Kitchen 11 ft,1 in X 9 ft,1 in

Bedroom 10 ft,4 in X 12 ft,4 in

Bedroom 12 ft,7 in X 10 ft,3 in

4pc Bathroom 10 ft,7 in X 7 ft,1 in

Listing Presented By:



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