



# Regina Saskatchewan

\$399,900

83 Arlington St - Charming Albert Park Bungalow - Perfect Family Home Discover this fabulous 3+2 bedroom, 2.5 bathroom bungalow in the heart of Albert Park with lovely eye catching curb appeal. This South Regina home is move-in ready with numerous updates. It is a quick jaunt to the Southland Mall, Sobey's Liquor Store, the movie theatre and BMO. From the quaint front patio you can enjoy watching the friendly neighbourhood kids walk to AE Perry Elementary School. Upon entering the home you can appreciate the updated vinyl plank flooring which flows through the large front living room and dining area. The kitchen was renovated in 2022 with new cabinets and appliances and provides a bright functional space for the family. Down the hall are 3 nice sized bedrooms with the primary bedroom offering a convenient retro half bath. The main floor bathroom has been refreshed with a new vanity and fresh coat of paint. The basement is fully developed and was renovated in 2015 with a cozy family room, 2 additional bedrooms (windows are not egress) plus a 3 piece bathroom for the teenagers or guests. If you need storage this home has plenty in the laundry/utility room plus a cold storage room and a huge designated storage room. Fall in love with the backyard this summer and enjoy the patio, newly planted sod, garden boxes, mature trees, and the abundance of shrubs and perennials. This peaceful backyard is fully fence with alley access. The home is equipped with a high-efficiency furnace (2015), an updated sewer line, Shingles (2013) newer windows, and interior doors. The attached single car garage will come in handy this winter. Extra value item: If you are thinking about a Laneway Suite, the current owners paid KRN Residential Design to create a floor plan and this available for the next owner. Don't miss the one! Call your agent today to book a showing. (id:6769)

Family room 10 ft, 8 in X 24 ft, 4 in

Bedroom 9 ft X 10 ft

Bedroom 14 ft, 10 in X 10 ft, 9 in

Storage 11 ft, 6 in X 7 ft, 2 in

3pc Bathroom 12 ft, 6 in X 11 ft

Laundry room 12 ft, 6 in X 11 ft

Dining room 9 ft, 3 in X 12 ft, 6 in

Kitchen 13 ft, 5 in X 11 ft, 6 in

Primary Bedroom 11 ft, 1 in X 12 ft, 7 in

2pc Ensuite bath 4 ft, 3 in X 6 ft

Bedroom 10 ft, 6 in X 11 ft, 9 in

Bedroom 9 ft, 6 in X 9 ft, 9 in

Listing Presented By:



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<http://sellingregina.homes/>



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Storage 11 ft,6 in X 4 ft,7 in

4pc Bathroom 6 ft,3 in X 8 ft,6 in

Living room 16 ft,5 in X 13 ft,3 in