



# Regina Saskatchewan

\$449,000

Brand NEW Developed Basement has a One Bedroom legal suite with separate sentence. Basement was developed with Permits from city. Basement suite has large kitchen and a separate furnace for the basement suite. Larger corner lot provides the oversized double garage(32\*32) with easy access from street. This is a 4 bedrooms and 3 bathrooms solid character home, this home has been extremely maintained, Open concept main floor features spacious entrance with tile flooring, beautiful oak hardwood floor though out the living room, dining room, kitchen and office room, a larger kitchen with bow window has abundance oak cabinet. A good size of dinning room leads to the back deck and fenced yard with huge patio area, 3pc bath to complete the main floor. The up floor feature 3 bedrooms and a 3pc bath, the master bedroom has huge walk in closet. The basement is professional developed a bedroom, a kitchen/ dining room, a huge living room with 4pc bath. There's detached garage(32\*32) at the back which is heated and insulated, this is perfect for the mechanic or handy man's workshop. This home has tons of upgrades in the last few years including: All windows, furnaces, newer kitchen up and basement suites, new 2'\*10' floor joints in the main floor, new oak hardwood floor thought main floor and basement suites, new stucco, eavestrough, fascia, soffit and front stairs concrete engineered, structurally modified front of north side, all engineered and certified. Don't miss that great home! (id:6769)

**Bedroom** 10 ft ,6 in X 16 ft ,9 in

**3pc Bathroom** Measurements not available

**Bedroom** 11 ft ,4 in X 8 ft ,2 in

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

**Kitchen/Dining room** 8 ft ,3 in X 11 ft ,1 in

**Living room** 9 ft X 21 ft ,2 in

**Bedroom** 12 ft X 9 ft ,2 in

**4pc Bathroom** Measurements not available

**Laundry room** Measurements not available

**Kitchen** 16 ft ,5 in X 10 ft ,9 in

**Dining room** 14 ft ,6 in X 15 ft ,6 in

**Living room** 15 ft ,11 in X 12 ft ,5 in

**3pc Bathroom** Measurements not available

**Foyer** Measurements not available

**Office** 10 ft ,6 in X 10 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Next Level

<http://www.sinp.ca/>



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