



## Regina Saskatchewan

\$399,900

Welcome 99 Arlington St. This almost 1600sqft open concept bungalow features 4 bed (plus a den) and 3 baths located within easy walking distance to parks, elementary school, shopping, and many other south end amenities. Upgrades and improvements include all windows, shingles, complete kitchen renovation, landscaping and storage shed, some flooring and some paint. Large front foyer welcomes you as you enter the home. Formal living room space offers a large window overlooking the front yard. Beautiful updated custom kitchen includes loads of cupboards, tile flooring, large island, and granite countertops. Family room off the kitchen has patio doors leading to the mature fully fenced backyard space with a patio deck and new storage shed. Master bedroom includes a walk in closet and a 2 piece ensuite. Two additional bedrooms and a 4 piece bath complete the main level. Basement is developed with a huge rec room area, additional bedroom with a walk in closet, den, 3 piece bath, storage and laundry room. Tandem garage has direct entry to the house, and also opens up to the backyard for lane access, and RV parking space. Great opportunity to live in desirable Albert Park. (id:6769)

Other 18' x 38'

Bedroom 11' x 16'9

Den 10'5 x 13'8

3pc Bathroom Measurements not available

Storage Measurements not available

Living room 19'5 x 12'5

Kitchen 15' x 12'

Family room 15'1 x 18'1

Primary Bedroom 13' x 16'

Bedroom 14'6 x 14'2

Bedroom 15' x 12'

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



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