



## 3408 Victoria AVENUE Regina Saskatchewan

\$275,000

Completely renovated character home in the heart of Cathedral. This 2 storey home has 3 bedrooms, and 3 bathrooms. This home has been well kept up and renovated over the past few years. A new kitchen was put in, and includes, granite countertops, updated sink, and cabinets, and newer appliances. Off the kitchen are french doors that lead to a two-tiered deck overlooking a beautiful backyard with mature trees and patio area. The three bathrooms have also been renovated. Many newer windows on main floor have been replaced, as well as the bedroom windows in 2014. A tankless water heater, high efficiency furnace have been added to the fully developed basement with newer concrete floor, and a three piece bathroom. The original hardwood has been refinished on the main and 2nd floors. new ceilings and freshly painted throughout. Insolation and electrical upgraded in 2013 and a new 120 amp electrical panel. This home offers the character of the Cathedral, with the modern renovations of a newer home. It must be viewed in person to fully appreciate. Call the listing agent for more information, and to book a viewing today.



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