



Regina Saskatchewan

\$649,000

Welcome to this remarkable, one-of-a-kind home, with an attached 1,000 square foot mini-gym or workshop, on the main level and 6 sizeable bedrooms on the second level. The gym comes with regulation basketball backboards and hoops, is fully enclosed and heated, and has 17 ft ceilings and an 8 x 18 garage door. This structure was built to code, with proper permits and can legally be used as a garage, accommodating up to 6 vehicles. The living room is roomy and comfortable and has a wall of West facing windows, allowing for natural light. The enormous kitchen has a large island which has seating for at least 6 people and built-in dishwasher. An abundance of cabinets & windows makes this a bright and functional space. Patio doors off the kitchen lead to an enclosed deck and yard with raised garden beds. The combination main floor laundry/2-piece bathroom is conveniently tucked away. The sunken family room is an inviting retreat to relax and enjoy and comes with glass doors leading into the gym area. Heading up to the second level we have a beautiful master suite with his & hers closets, 3-piece ensuite with a 2-person shower and a make-up station. The 4-piece bathroom, with a jet tub, completes this level. The basement features an 850 square foot, self-contained suite which would be perfect for an in-law or granny suite. Other value-added items include: Interior Paint (2020), Upgraded Bathroom Counter Tops, Mirrors & Cabinets (2020), Vinyl Siding (2019), Shingles (2009), all Windows on the second level upgraded to Triple Glazed Windows (2009), 58 Plasma Flat Screen TV with Yamaha Sound System, Security System with 36 Door, Window and Motion Detector Stations, Video Camera Security with 2 Outdoor & 5 Indoor Cameras, 200 Base Electrical Panel & 220 Volt supply into the garage. This home is excellently located just 2 blocks from the University of Regina, a short walk to h...



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- Other 5 ft, 8 in X 4 ft, 9 in
- 4pc Bathroom 8 ft, 3 in X 4 ft, 8 in
- Master bedroom 17 ft, 2 in X 13 ft, 4 in
- Bedroom 10 ft, 1 in X 10 ft, 1 in
- Bedroom 11 ft, 1 in X 10 ft, 1 in
- Bedroom 11 ft, 1 in X 11 ft, 1 in
- 4pc Bathroom 8 ft, 3 in X 4 ft, 8 in
- Master bedroom 17 ft, 2 in X 13 ft, 4 in
- Bedroom 10 ft, 1 in X 10 ft, 1 in
- Bedroom 11 ft, 1 in X 10 ft, 1 in
- Bedroom 11 ft, 1 in X 11 ft, 1 in
- 4pc Bathroom
- Living room
- Kitchen
- Other 37 ft X 27 ft
- Kitchen 25 ft X 12 ft
- 2pc Bathroom 6 ft, 8 in X 5 ft, 9 in

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Bedroom 13 ft,6 in X 10 ft,9 in

Bedroom 19 ft X 13 ft,4 in

Utility room

Den

Family room 18 ft,4 in X 13 ft

Dining room 13 ft,2 in X 10 ft

Living room 20 ft,5 in X 13 ft,6 in