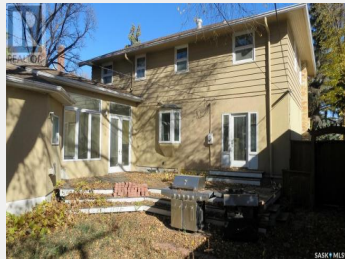




Regina Saskatchewan

\$489,000

- Dining nook
- Bedroom
- Bedroom
- Bedroom
- 4pc Bathroom
- Primary Bedroom
- 3pc Ensuite bath
- Other
- Den
- 4pc Bathroom
- Utility room
- Family room
- Kitchen
- Laundry room
- Living room
- Dining room
- Foyer



Ok here it is! All Bob Vila & This Old House TV fans pay attention... If you've been looking for a canvas to put your renovation dreams on, this opportunity needs to be considered. First of all, it is important to understand the economics. The average sold price for a detached home in Regina that is also over 2500 sqft in size was \$967,815 in 2022. Looking back over the last decade the 10-year average for the same category of house is \$772,467 (stats via SaskMLS system). This mid-century home is begging to be restored to its former glory and it has been priced hundreds and thousands of dollars below the market to facilitate that for the next owner. It is a spacious 2-storey home with a prestigious Albert Street address located across the street from the Wascana Centre & TC Douglas building. Close by are all sorts of schools, shopping, parks, etc. The property has a large lot and a rear attached 2 car garage to give you quiet and stress free in-and-out access. It has a great layout with large room sizes and a sunny family room with large windows, high ceilings, & skylights. The kitchen is already equipped with some stainless-steel appliances and would be suitable for entertaining or gourmet cooking. Next to the kitchen is a convenient 2pc bath with laundry plus pantry space. On the main level, there is also an entry foyer, an enormous L-shaped Living Room/Dining Room with fireplace & mantle. Upstairs, there are 4 large bedrooms all accessed from the central hallway. The main bath is laid out for a separate tub and walk-in shower. The primary bedroom offers a 3pc en-suite bathroom. The bedroom with the hardwood floors would make an excellent home office space. The Basement level opens to a large recreation room with a 2nd fireplace. Off the rec room there is also a home spa space with 4pc en-suite bathroom, & the utility room. high-efficient furnace, & larger than usual hot water heater. (id:6769)

Dan Singla

on behalf of:
Flatlands Real Estate Team



The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

