



REALTOR



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## Regina Saskatchewan

\$500,000

- Bedroom
- Bedroom
- Bedroom
- 4pc Bathroom
- 3pc Bathroom
- Bedroom
- 4pc Bathroom
- Living room
- Dining room
- Kitchen
- Family room
- Dining room
- 2pc Bathroom
- Bedroom
- Laundry room



Welcome to this extensively renovated family home located in University Park on a sprawling corner lot. Step inside to discover comfort and style, where the main floor welcomes you with updated luxury vinyl plank flooring, fresh paint, textured ceilings, pot lights and trim, creating a seamless flow throughout the living spaces. With 5 beds and 4 baths sprawling across 2209 sq/ft, there's ample space for both relaxation and entertainment. An updated 2-pc bath and a main floor laundry room complete this level. The solid wood interior doors exude quality craftsmanship, while the shingles installed in 2019 offer peace of mind for years to come. But it's the foundation that truly sets this home apart. Experience peace of mind like never before with a \$100,000 investment in structural enhancements, including engineered-driven helical piles anchoring your home to solid bedrock with a transferable lifetime warranty. Blueskin waterproofing shields its foundation with a weeping tile drainage system - Say goodbye to worries and hello to stability and durability for generations! As you ascend to the second level, 3 additional beds and 2 baths await, including a large primary bedroom with a newer patio door leading to a balcony, and a completely renovated 3-piece ensuite with a custom tiled shower. The recently finished basement offers versatility and comfort, boasting a bedroom and a 4-piece bathroom. The rubber-paved driveway welcomes you home and a PVC fence with an extra wide gate offers convenient RV parking. With a generous 2806 sq/ft lot, there's ample space for future expansion, perhaps even a pool to complement your lifestyle. The 24'X22' double attached garage is insulated and boarded, complete with a newer garage door. Adorned with updated PVC windows (2021), a new front door and a back patio door, this home effortlessly blends sophistication with functionality. (id:6769)

### Dan Singla

on behalf of:  
eXp Realty



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