



## Regina Saskatchewan

Walsh Acres

# \$324,900

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Welcome to 124 Tremaine Ave, located on a quiet street in the north/west subdivision of Walsh Acres & near many amenities such as shopping, schools, parks, restaurants and more. This 1080 sqft bungalow features 4 bedrooms, 2 bathrooms and has dbl detached 24'x26' garage. Entering this home off the front deck you'll be welcomed by a bright inviting living room and adjacent formal dining area. The kitchen is both functional and well-lit, offering plenty of prep and cabinet space, as well as a cozy nook for casual meals. There are 3 generously sized bedrooms up including the primary bedroom which also has a 2pc ensuite. The fully developed basement offers additional living space, including a bedroom (window not up to current egress standards), a den, and huge open space perfect for a games area and family room. The yard has some Xeriscape in the front with a large deck, a patio, grass and garden area in the back which is also quite private. Some upgrades over the years include flooring throughout the upstairs and basement bedroom, some doors and windows, baseboards and trim, high efficient furnace, some light and plumbing fixtures, fridge & bosh dishwasher, paint and more. This well-maintained home in a fantastic location is perfect for a growing family and is a must-see! (id:6769)

### Tim Lipp

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