



Regina Saskatchewan

\$233,900

Welcome to 1317 Victoria Avenue, a cozy updated bungalow in the heart of General Hospital neighbourhood. This charming bungalow offers a perfect blend of modern and charm. With 2 bedrooms, 1 bathroom, and a 2 car detached garage, this 847 sq ft home sits on a generous 3,369 sq ft lot. As you enter, you're greeted by an open living space on the main floor, creating an inviting atmosphere. The two bedrooms provide cozy retreats with great natural light and good sized closets. Down the hall you will find the large bathroom with all the conveniences of a family home. One of the standout features of this property is the detached 2-car garage with laneway access, offering convenience, security and additional storage space. The basement is fully finished and adds a lot of additional indoor living space, with a family room, games area, laundry and utility room. The exterior is well maintained, has great curb appeal and the backyard is adorned with a good sized deck, providing a perfect spot for outdoor relaxation. Some notable added value; Air conditioning, owned alarm system, sump pump and natural gas bbq hook-up. With amenities, schools, parks, downtown and the hospital in close proximity, this residence is not only a great home but also an excellent investment at an appealing price point. 1317 Victoria Avenue is waiting for you to make it your own. Don't miss the opportunity to call this delightful bungalow yours! Don't forget to take the full video tour in the link. (id:6769)

Games room 13 ft X 8 ft ,2 in
Living room 19 ft ,3 in X 13 ft ,3 in
Laundry room 7 ft X 4 ft ,6 in
Utility room 12 ft ,8 in X 8 ft ,6 in
Foyer 9 ft ,4 in X 6 ft ,1 in
Living room 13 ft X 10 ft ,11 in

Dining room 11 ft ,11 in X 10 ft ,1 in
Kitchen 10 ft ,11 in X 10 ft ,6 in
Primary Bedroom 10 ft ,10 in X 9 ft ,5 in
4pc Bathroom 6 ft ,9 in X 6 ft
Bedroom 9 ft ,5 in X 9 ft ,4 in

Listing Presented By:



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Royal

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