



## Regina Saskatchewan

\$139,500

Welcome to 1447 Robinson ~ this house has undergone loads of upgrades making it ideal for a new family to move right in! Upon entering, you'll step into a space that is perfect for a mudroom. The main floor also features a spacious living room area, dining space, cozy kitchen & convenient powder room. Just off the kitchen is a bonus enclosed back porch/sunroom area and would be great for morning coffee or enjoying a prairie thunderstorm. Upstairs you will discover three good sized bedrooms and a bathroom. Downstairs is an open unfinished space that is great for utility & storage. The back yard is fully fenced and has a decent size storage shed that is perfect for lawn & gardening tools. Some recent updates include shingles (2018), electrical (2024), new flooring throughout (2024), drywall & insulation (2024), new furnace & water heater (2024) and new windows upstairs. This house is not only move-in ready but also a great option for an investment property. Located close to schools, parks, shopping, public transportation & more, reach out to your agent today for more details or to book a private showing. Please note, the main floor living area photos have been virtually staged. (id:6769)

Primary Bedroom 8 ft X 16 ft

Bedroom 8 ft X 11 ft ,7 in

3pc Bathroom Measurements not available

Bedroom 8 ft X 10 ft ,2 in

Other 24 ft ,4 in X 18 ft ,4 in

Foyer 5 ft X 9 ft ,3 in

Living room 16 ft ,2 in X 12 ft

Dining room 9 ft ,9 in x Measurements not available

2pc Bathroom Measurements not available

Kitchen 11 ft ,9 in X 9 ft

Sunroom 11 ft ,6 in X 11 ft

Listing Presented By:



Originally Listed by:

Coldwell Banker Local Realty



Royal

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