



SASK MLS®

## Regina Saskatchewan

\$169,900

This immaculate and cozy bungalow has seen many recent updates and awaits new owners. Close to walking paths, numerous parks, Luther College, and a fantastic golf course, the exterior of this lovely home features new vinyl siding and eavestrough, professionally installed by Everflow Eaves in 2024. Wide front pressure-treated steps lead up to the front door. Upon entry, you are greeted with a spacious open concept living room and galley-style kitchen. There is an abundance of light coming through the large windows throughout! Laminate flooring flows throughout the living room and bedrooms . A handy built-in AC unit in the living room keeps everything nice and cool. The kitchen features updated cabinets with new butcher block counters and a handy built-in pantry with pullouts. The bright and sunny laundry/mudroom is conveniently located off the kitchen and features plenty of space for storage plus the laundry area. There are two nicely sized bedrooms, both with laminate flooring on the main level, with the master boasting a wallpapered feature wall. The recently updated 4-piece bathroom features an updated vanity, plus new vinyl tub surround and flooring installed in 2024. The home has been freshly painted in modern tones. There is a good-sized fenced yard with double pressure-treated decks and lawn, plus mature landscaping for privacy. There is plenty of room for a garage with lane access. The current owner has had the crawlspace poly'd and installed a sump pump. Lower shingles on the roof were done in 2023 and upper shingles are newer as well. The high eff furnace was installed in 2011 and the sewer line from the house to the street has been replaced. There is a newer 100 amp electrical panel. Move in and enjoy this cute little home on a quiet street in a popular neighborhood! (id:6769)

Kitchen 7 ft ,11 in X 11 ft ,9 in

Dining room 5 ft ,6 in X 7 ft ,4 in

Living room 10 ft ,3 in X 11 ft ,4 in

Bedroom 7 ft ,11 in X 9 ft ,4 in

Bedroom 9 ft ,11 in X 11 ft ,4 in

4pc Bathroom Measurements not available

Other 9 ft ,4 in X 9 ft ,8 in

Listing Presented By:



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<http://www.natashablaisdell.com>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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