



SASK • MLS®

## Regina Saskatchewan

\$315,000

Welcome to 179 Angus Crescent! This charming bungalow nestled in Regina's sought-after Crescents neighborhood offers a perfect blend of character and modern amenities. Boasting 945 sq. ft. of living space, this home welcomes you with its warm and inviting open-concept layout. Step into the south-facing sunroom featuring a custom, removable bench, setting the tone for comfort and relaxation. The spacious living room impresses with large mouldings and wood-burning brick fireplace, adding to the home's cozy atmosphere. The dining area, ideal for entertaining, seamlessly flows into the updated kitchen, showcasing maple cabinets, laminate countertops, and laminate plank flooring. Two generous bedrooms provide ample space for rest and relaxation, complemented by a well-appointed 4-piece bathroom featuring ceramic tile flooring. The back landing/porch offers additional storage and convenience. The basement is open for development and to make your own. Outside, the landscaped backyard beckons with a deck and garden area, perfect for enjoying outdoor gatherings or quiet moments. A single detached garage adds practicality to this charming property. Situated within walking distance to Wascana Park, Kiwanis Park, and downtown Regina, this location offers unparalleled convenience and access to amenities. Don't miss the opportunity to make this lovely home yours. Call your agent to set up a time to view today! (id:6769)

Laundry room x x x

Other x x x

Sunroom 7 ft,9 in X 10 ft,9 in

Living room 13 ft,10 in X 10 ft,4 in

Dining room 11 ft,5 in X 10 ft

Kitchen 10 ft,5 in X 11 ft,2 in

Bedroom 12 ft,4 in X 9 ft,6 in

4pc Bathroom x x x

Bedroom 12 ft,3 in X 9 ft,6 in

Listing Presented By:



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Sutton Group - Results Realty

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Royal

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