



SASK MLS

Regina Saskatchewan

\$749,900

1980 Ottawa is a custom built 2010 Varsity home in the heart of Regina, just steps from downtown. This high-end home is built on piles, R2000 certified, and has new sewer and water lines. Bright and presidential with dark iron fencing surrounding the property, this home will be a Regina staple for decades to come. The main home is elegant and bright, with dark hardwood throughout. The kitchen boasts an impressive amount of built in storage, stainless appliances, and flows into the dining area and living room. Laundry and 2pc bathroom complete the main floor. Second floor consists of the primary bedroom, 2 additional bedrooms, a large 4pc bathroom, and a massive office/flex space that could easily be another bedroom. . This property sits on a 7700 sqft "double and a half" lot, which means the backyard is large and very private. Between the covered patio, the bright PVC fencing, lush grass and mature trees, this truly is a little oasis in the heart of the city. This home also features a 35x22 triple garage, which is fully insulated, gives access to the backyard, and contains all the utilities for another major feature of this property, the fully legal regulation suite. Situated above the garage, this 1 bedroom suite has its own entry, utilities, and parking spot. It's a brief walk to downtown and the general hospital, and has always had professional renters. This is an excellent space for guests, adult children, or of course, short or long term renters. The true value is in the commercial potential. The layout allows for easy conversion to commercial use, and a discretionary use application is all it would take. This property could be a lawyer's office, engineering firm, a salon or spa, or any number of medical practices. Because of the large lot, the backyard could easily be converted to allow for 6-8 more parking spots. This is your chance to own a little piece of...

Listing Presented By:



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Realtyone Real Estate Services Inc.



Royal

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Primary Bedroom 12 ft ,8 in X 18 ft ,4 in

Bedroom 10 ft ,11 in X 10 ft ,5 in

Bedroom 11 ft ,10 in X 11 ft ,5 in

Laundry room 11 ft ,6 in X 6 ft ,4 in

Bedroom 10 ft ,6 in X 13 ft ,8 in

Other 25 ft ,4 in X 29 ft ,7 in

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4pc Bathroom 5 ft ,10 in X 12 ft ,5 in

Kitchen 10 ft ,0 in X 10 ft ,0 in

3pc Bathroom 5 ft ,10 in X 12 ft ,5 in

Dining room 14 ft ,3 in X 6 ft ,7 in

Living room 10 ft,8 in X 10 ft,9 in

Living room Measurements not available

Kitchen 8 ft,7 in X 14 ft,11 in

Laundry room 6 ft X 8 ft,3 in