



# Regina Saskatchewan

\$224,000

This bungalow has been well-loved by its current owner for 50 years and is ready to be refreshed + loved by its new homeowner. Move right in and enjoy the original finishings throughout, or seize the opportunity to make some updates and add your own personal touch. Simple changes such as new flooring, fresh paint, and updated lighting would completely transform this home. Upon entering this 936 sq ft bungalow, you are greeted by a spacious living room featuring large corner windows, classic wood paneling, & many original details throughout. The kitchen retains its original oak cabinetry, offering plenty of storage and space for a dining set, complemented by a large window that fills the room with natural light. Off the kitchen, there is a separate side entry with built-in hooks and shelving for extra storage and organization. The main floor also includes a spacious 4-piece bathroom and two good-sized bedrooms that easily accommodate king-sized bedroom sets. The fully finished basement offers additional living space with a 3rd bedroom, a large rec room complete with a built-in shelving, a utility room, an area perfect for a kids' playroom or craft area, and cold storage under the stairs. Situated on a double corner lot, this home boasts a mature backyard with a wrap-around deck that is fully fenced and surrounded by trees, making it feel very private. This property includes a 23x22 double detached garage, providing ample space for vehicles, storage, or a workshop. Despite being located on a busier street, the home provides easy access to the ringroad, schools, safeway, northgate mall, restaurants, bus routes, & the added benefit of quicker snow removal due to its proximity to a main road. Notable updates incl:some PVC windows, AC (2017), sewer line(private 2016, city 2021), & eaves/soffits (2018). Homeowners don't stay living somewhere this long without truly loving ...

Games room 9'3 x 12'8

Family room 8'1 x 14'3

Family room 9'6 x 15'6

Bedroom 11'2 x 11'4

Living room 12'2 x 12'2

Kitchen/Dining room 11'3 x 12'3

4pc Bathroom Measurements not available

Bedroom 10'2 x 13'7

Bedroom 11'8 x 12'3

Listing Presented By:



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W Real Estate Inc.

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Royal

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