



## Regina Saskatchewan

\$179,000

Looking for an affordable downtown condo? Welcome to #207-2727 Victoria Ave. Located on the 2nd floor, this 904 sq ft condo is a great option with everything you need to be in the trendy, friendly, & ever-so-convenient Cathedral/Downtown area of Regina. With an open-concept living design, this space is comfortable, airy & provides you the opportunity to own a property in a wonderful neighborhood! Walk downtown to work, to the park, farmers' market, go for a bite to eat, enjoy a coffee, check out the malls/boutiques, shop, & simply enjoy the vibe of 13th Ave, too! When you enter, warm energy & light fills the space! The kitchen is a great size - it is functional, practical, & with plenty of cabinets & counter space! The dining & living room areas provide endless opportunities for furniture placement & make having friends/family for entertaining & celebrating together very easy! The primary bedroom is spacious with a large closet, & the room leads to a den (or could be used as a very large secondary bedroom closet!) The tiled full bath is a great size with a quartz vanity! The convenience of in-suite laundry is here & this area has plenty of room for storage, too! Completing the condo is a charming patio where the south-facing sun allows plants to thrive & the sun to flow easily into the suite. Built in 1987, this secured, & solid building is in very good condition & has recently replaced the elevator, patio doors, & siding. Curb appeal is stunning & the building is well managed with a healthy reserve & manageable condo fees of \$438/month that includes water, heat, & other common condo elements like maintenance, insurance, snow removal, etc.). One outdoor parking spot is included - #33, and there is a good-sized locked up storage area in the underground garage (#207) that is approx 5.7' high by 3' wide. Taxes are \$1687/year. This condo has so much to offer to a buyer...

Kitchen/Dining room 11 ft,5 in X 10 ft

Den 8 ft X 9 ft

Living room 20 ft X 13 ft

4pc Bathroom 5 ft X 8 ft

Bedroom 10 ft X 12 ft,1 in

Laundry room - x -

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