



# Regina Saskatchewan

\$330,000

Welcome to this immaculate 2 bed, 2 bath corner condo unit located in the highly sought-after Lake Ridge neighborhood. This quiet, well-maintained building is pet-free and offers a peaceful living environment. This second floor unit comes with an underground parking space and visitor parking in the front. The spacious living room features a cozy natural gas fireplace, upgraded triple-pane windows that flood the space with natural light, and access to your own private south-facing balcony, complete with a natural gas BBQ connection, retractable screen door and access to your furnace room. The kitchen is a chef's delight with loads of beautiful oak cabinetry, a built-in dishwasher, jet black appliances, a newer stainless-steel microwave hood fan, and a peninsula with an eat-up bar. The adjacent dining room has ample space for a large table, perfect for entertaining guests. The primary bedroom offers a walk-in closet and a 3-piece ensuite bathroom. A secondary bedroom, 4-piece bathroom and a laundry room with built-in cabinetry completes this wonderful unit. A new two-ton A/C unit was installed in 2024. The building offers an amenities room you can book for social gatherings, a workshop in the parkade, security cameras, a guest suite for rent and a charming courtyard area. Units in this desirable building are rarely available, so don't miss your opportunity. Included in your condo fees are both heat and water/sewer! Contact your real estate agent today to schedule a private tour! (id:6769)

**Kitchen** 10 ft ,5 in X 9 ft ,7 in

**Dining room** 12 ft ,8 in X 11 ft ,3 in

**Living room** 18 ft ,6 in X 15 ft ,6 in

**4pc Bathroom** x x x

**Bedroom** 15 ft ,3 in X 10 ft ,6 in

**3pc Ensuite bath** x x x

**Bedroom** 13 ft ,3 in X 8 ft ,9 in

**Laundry room** 7 ft ,5 in X 5 ft ,3 in

Listing Presented By:



Originally Listed by:

2 Percent Realty Refined Inc.



Royal

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