



# Regina Saskatchewan

\$459,900

Welcome to 2134 Halifax St. nestled in the vibrant Heritage area of Regina! This delightful investment opportunity is waiting for you. Step into a world where vintage charm meets modern convenience. This property has been lovingly restored, stripped down to the studs and reborn with all the amenities you could desire. You'll be greeted by the warmth of the 1900s Craftsman period, beautifully blended with contemporary flair. The main floor has two distinct suites. The first, a cozy studio boasting a built-in Murphy bed, a luxurious bathroom featuring a classic clawfoot tub and subway tile. Across the hall, discover a spacious one-bedroom suite adorned with gleaming hardwood floors and a retro-style bathroom, reminiscent of a bygone era. As you ascend the stairs to the upper level, you'll be delighted by the expansive three-bedroom suite. Imagine lazy mornings in the sunroom, sipping coffee and soaking in the sunshine. With a kitchen ready for your culinary adventures and a nook perfect for an in-home office, this suite offers both comfort and practicality. But that's not all - this property also boasts a heated and insulated double car garage with side storage, ensuring plenty of space for all your storage needs. With new electrical, plumbing, and a state-of-the-art boiler and on-demand water heater combo, peace of mind comes standard. Currently, all suites are rented out for a total of \$3400 per month, offering an impressive stream of passive income. However, the possibilities are endless - live in one suite while renting out the others. With its unbeatable location just a hop, skip, and a jump from downtown Regina, convenience is at your fingertips. Whether you're strolling through the charming Heritage area or exploring the bustling city centre, you'll find everything you need right at your doorstep. Don't miss out on this rare opportunity to own a piece of history wi...

Kitchen 14 ft X 4 ft

4pc Bathroom Measurements not available

Bedroom 10 ft, 9 in X 11 ft, 2 in

Bedroom 7 ft, 7 in X 8 ft, 2 in

Bedroom 12 ft, 3 in X 11 ft, 4 in

Bedroom 12 ft, 3 in X 11 ft, 4 in

Bedroom 10 ft X 13 ft, 2 in

4pc Bathroom Measurements not available

Kitchen 8 ft, 6 in X 7 ft, 2 in

4pc Bathroom Measurements not available

Bedroom 10 ft X 13 ft, 2 in

Living room 12 ft, 0 in X 10 ft, 10 in

Listing Presented By:



Originally Listed by:

Realtyone Real Estate Services Inc.



Royal

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Kitchen 7 ft X 9 ft ,9 in