



# Regina Saskatchewan

\$254,800

Welcome to your charming new home! This captivating 852 sq ft raised bungalow offers a blend of modern updates and functional design, making it a must-see home in the desirable Broders Annex neighborhood. As you enter, you're greeted by a spacious living room adorned with laminate flooring, setting the stage for comfortable living and entertaining. The recently updated Kitchen Craft kitchen is a culinary delight, featuring quartz countertops, a stylish white subway tile backsplash, soft-close cabinets, stainless steel appliances, and a versatile, movable island--creating a perfect space for meal preparation and gatherings. Adjacent to the kitchen, the excellent dining room boasts vinyl plank flooring and provides access to the upper deck, making outdoor dining and BBQs a breeze. The main floor has two inviting bedrooms adorned with laminate flooring and a fully renovated bathroom showcasing a full tile stand-up shower with a glass block that allows natural light to filter in. The basement suite offers additional living space and flexibility. It features all-new vinyl plank flooring, a kitchen with fridge and stove, a dining area, a spacious living room, one bedroom, a bathroom with a stand-up shower, large windows, a separate entrance, and shared laundry facilities, making it ideal for extended family or potential rental income. Outside, the private backyard serves as a tranquil retreat, featuring a two-tiered deck, xeriscaped landscaping, and parking for two cars, ensuring relaxation and convenience. Significant investments have been made to enhance the home's value and comfort, including a new kitchen (\$30K), updated upstairs bathroom, new flooring & paint, a furnace (5 years old), deck (4 years old), newer windows, and updated shingles, eaves, and soffits (10 years old). Located just one block from Al Ritchie and close to Arcola Community School, this perfect ho...

Listing Presented By:



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Royal

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Kitchen 10 ft,1 in X 12 ft,6 in

3pc Bathroom 6 ft,7 in X 4 ft,10 in

Family room 10 ft,1 in X 12 ft,11 in

Bedroom 8 ft,5 in X 9 ft,4 in

Laundry room 11 ft,2 in X 13 ft,5 in

Living room 11 ft,2 in X 13 ft,5 in

Kitchen 11 ft,2 in X 13 ft,2 in

Dining room 8 ft,7 in X 8 ft,7 in

Primary Bedroom 8 ft,7 in X 13 ft,4 in

3pc Bathroom 7 ft,5 in X 4 ft,11 in

Bedroom 8 ft,7 in X 13 ft,4 in

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