



SASK MLS®

# Regina Saskatchewan

\$519,900

Priced to sell and move-in ready! This stunning 2-storey, 1,722 sqft home is located in the highly desirable Riverbend area, near hiking paths and a picturesque pond, and close to all amenities including shopping centers, schools, and restaurants on Regina's east side. Upon entering, you'll be greeted by a gorgeous foyer featuring mosaic marble tiles imported from Italy. The main level boasts a modern, open-concept floor plan with stylish light fixtures. The living and dining rooms showcase beautiful hardwood floors, replaced in 2016. The spacious kitchen features dark maple cabinets, granite countertops, a ceramic tile backsplash, and a fashionable ceramic tile floor. The island also has a granite countertop with a breakfast bar, and the dining area is perfect for a large family, offering access to a huge deck that is fully skirted for convenient storage of yard furniture. Natural light floods the main level through southeast-facing Energy Star vinyl dual glaze low-E/Argon windows. This level also includes a half bath/laundry room and a mudroom just inside the door from the 2-car garage. The second floor features a large bonus room with a spectacular gas fireplace and built-in shelving, a spacious master bedroom with a large window, a walk-in closet, and a 4-piece ensuite with a tub. Two additional generously-sized bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement includes a family room, bedroom, 3-piece bathroom, den, and a mechanical room. The double attached garage is fully insulated, drywalled, and fitted with additional shelving. The fenced and landscaped backyard offers a custom stone patio and walkway, flower beds, and a garden area with assorted berries, bushes, and a cherry tree. This house has been freshly repainted in bright colors and is move-in ready. Don't miss out on this exceptional home! Schedule your showi...

Listing Presented By:



Originally Listed by:  
Sutton Group - Results Realty



Royal

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**Bonus Room** 19 ft ,11 in X 15 ft ,2 in

**3pc Bathroom** Measurements not available

**Primary Bedroom** 13 ft ,1 in X 11 ft ,6 in

**Utility room** Measurements not available

**Bedroom** 10 ft ,10 in X 9 ft ,6 in

**Foyer** Measurements not available

**Bedroom** 10 ft ,11 in X 9 ft ,1 in

**Living room** 15 ft ,2 in X 12 ft ,1 in

**4pc Bathroom** Measurements not available

**Dining room** 11 ft ,10 in X 10 ft ,10 in

**4pc Bathroom** Measurements not available

**Kitchen** 13 ft ,1 in X 8 ft ,9 in

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**Family room** 13 ft,1 in X 11 ft,8 in

**Bedroom** 12 ft X 8 ft,5 in

**Den** 12 ft,1 in X 8 ft,4 in

**Laundry room** Measurements not available

**Mud room** Measurements not available