



SASK MLS®

# Regina Saskatchewan

\$595,000

Welcome to 236 Eagle Place! Pride of ownership is evident in this exceptionally located and well cared for home. With over 1700 sq ft on one level, this home offers over 3300 sq ft of finishing living area. The open concept main living area features beautiful Brazilian hardwood flooring and tons of natural light. This home is ideal for entertaining with a spacious family room, dining room big enough to seat even 10 comfortably, and a large kitchen with newer granite counters. An expanse of cabinetry and counterspace in the upgraded kitchen help keep you organized and make meal preparation a breeze. The dining room is flanked by a garden door to the private deck and yard, lined with mature trees and shrubs. Back inside, there are two good sized secondary bedrooms, both with good closet space and more hardwood flooring. The main 4 piece bathroom features newly installed floor to ceiling tile and modern updates. The primary suite is an absolute dream with huge sq ftg, a lovely bay window, custom walk in closet, and ensuite with soaker tub. The basement is enormous, offering 2 more bedrooms to ensure that every family member has a place to call their own, as well as a custom finished theatre room, another full bathroom, and a rec room with wet bar. Completing this amazing family home is a heated and insulated double attached garage. Value added items include: fridge, stove, washer, dryer, dishwasher, vent fan, exceptional bay location, newer installed hardwood flooring throughout (2022), windows on main all have new sealed units (wood frames kept for cohesive look), H/E Furnace, nat gas bbq line, custom blinds (2022), UV air purifier on furnace, Furnace humidifier (2023), Topped up insulation in attic to 16", HRV (2022), counters (2022), heated attached double garage, and more! (id:6769)

Listing Presented By:



Originally Listed by:  
Realty Hub Brokerage



Royal

**LePage Kelowna**

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Bedroom 15 ft ,3 in X 9 ft ,1 in

4pc Bathroom 9 ft ,4 in X 5 ft ,1 in

Family room 19 ft ,7 in X 17 ft ,10 in

Other 26 ft ,10 in X 15 ft ,6 in

Bedroom 12 ft ,3 in X 13 ft ,2 in

Foyer 20 ft ,9 in X 13 ft ,3 in

Family room 20 ft ,9 in X 13 ft ,3 in

Dining room 10 ft ,4 in X 12 ft ,3 in

Laundry room 8 ft X 6 ft ,7 in

Bedroom 10 ft ,8 in X 10 ft ,10 in

Bedroom 10 ft ,7 in X 10 ft ,10 in

4pc Bathroom 5 ft ,2 in X 7 ft ,10 in

Primary Bedroom 10 ft ,7 in X 10 ft ,10 in

3pc Ensuite bath 5 ft ,7 in X 6 ft ,10 in

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