



# Regina Saskatchewan

\$299,900

Location, location, location! Don't miss this fantastic character home on a large lot adjacent to Les Sherman Park. This home offers a unique blend of old and new, featuring tons of original character alongside many recent upgrades. Exterior boasts low-maintenance vinyl siding + xeriscaped yard. Upon entry, you are welcomed into a spacious foyer with a nice sized front closet. Off the foyer is a doorway leading into the front bedroom, perfect for a home office. Refinished floors flow throughout the living room, dining room, hallway, and bedrooms. Living room features a gorgeous original (non-functioning) fireplace with built-in cabinets on either side. Abundant natural light flows throughout the main floor with windows facing east, west & south. Original wood trim and baseboards adorn much of the main level. Galley-style kitchen has been reno'd, featuring espresso cabinets, laminate counters, and backsplash. Both bedrooms are generously sized. Renovated 4 pc bathroom is situated between them, complete with a new vessel sink, vanity, toilet installed in 2023 plus there is a newer pvc privacy window. Bright basement features many windows and is open for development. Laundry area that includes a washer and dryer. High-efficiency furnace was replaced in 2023, AC unit was installed in 2014. Shingles on the house were also replaced in 2014. Low-maintenance backyard is partially fenced and includes a 24 x 21 double detached garage with alley access and ample parking for guests. Current owner has purchased additional land from the city to widen the lot to 48 feet across the front, with plans drawn up to build a south-facing duplex available to the new owners. Fantastic location with a great walk score. It's close to schools, bus routes, all the amenities of the Cathedral area, plus the nearby River Heights and Lakeview areas. Enjoy direct access to amazing parks and the ch...

Laundry room Measurements not available

Foyer 4 ft ,10 in X 6 ft ,10 in

Living room 13 ft ,9 in X 11 ft ,4 in

Dining room 11 ft ,3 in X 7 ft

Kitchen 14 ft ,2 in X 8 ft

Bedroom 11 ft ,7 in X 9 ft ,5 in

4pc Bathroom 5 ft ,7 in X 5 ft ,9 in

Bedroom 11 ft ,3 in X 9 ft ,3 in

Listing Presented By:



Originally Listed by:

RE/MAX Crown Real Estate

<http://www.natashablaisdell.com>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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