



Regina Saskatchewan

\$345,000

Nestled on a quiet street close to the park, this charming home boasts a spacious layout and extensive upgrades completed over the past two years. As you enter, you'll be greeted by an inviting open-concept main floor, perfect for seamless flow and effortless entertaining. The living room, bathed in natural light from large windows, features a cozy corner natural gas fireplace, creating the ideal ambiance for relaxed evenings. The kitchen and dining area have been completely transformed with all-white cabinetry, a stylish tile backsplash, a walk-in pantry, and stainless steel appliances. The main floor offers three generously sized bedrooms, providing ample space for family or guests. The beautifully renovated 4-piece bathroom features a custom tile tub surround, adding a touch of luxury. The basement has been expertly developed, with all four walls professionally braced and spray foam insulated. It features an open rec room with vinyl flooring and pot lighting, a large den, a laundry room with ample storage, and a new 3-piece bathroom. Step outside to enjoy the delightful 17 x 11 ft deck with removable screens, perfect for outdoor living and summer evenings. The spacious yard is beautifully landscaped with grass and garden boxes and appears to accommodate a future garage if desired. Value-added upgrades include a new electrical panel (2021), new shingles and eaves (2021), new washer and dryer (2021), new stove (2023), new basement windows and exterior doors (including sliding glass patio doors to the deck), new fridge (2024), new thermostat (2024), updated basement bathroom (2024), a high-efficiency rented water heater, and recent service and recharge of the central air (2024). Extra added value is the fresh paint in the basement bedroom, bathroom and touch ups in the rest of the basement, making it totally ready for its new owners. This move-in ready home offers ...

Other 15 ft ,2 in X 12 ft ,9 in

Den 11 ft ,6 in X 10 ft ,2 in

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

Laundry room 14 ft ,2 in X 11 ft ,7 in

Bonus Room 9 ft ,0 in X 10 ft ,0 in

Living room 15 ft ,9 in X 13 ft ,11 in

Dining room 10 ft ,8 in X 8 ft

Kitchen 9 ft ,6 in X 8 ft ,7 in

Primary Bedroom 13 ft X 9 ft ,7 in

Bedroom 9 ft ,7 in X 8 ft ,7 in

Bedroom 10 ft ,0 in X 10 ft ,0 in

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

Listing Presented By:



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Boyes Group Realty Inc.

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Royal

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