



Regina Saskatchewan

\$229,000

Welcome to 2602 Edgar Street! This charming home is an ideal & affordable choice for a 1st-time buyer or investment buyer who is looking for a home in a safe area! The Arnheim Place neighborhood is quiet, family-friendly, & close to parks, schools, restaurants, shopping, Wascana Lake, Candy Cane Park, & more! The 806 sq ft bungalow offers numerous updates, includes a bright kitchen, newer windows, shingles, a full bath, hi-eff furnace, 3 bedrooms, all located on a huge lot of 5399 sq ft. The east-facing home allows great sunshine to enter from the living room window & front porch. Light continues to the open-concept main floor. Original hardwood floors have been refinished, adding warmth & character to the 1946 built home. The kitchen is charming! Everything you need including a dishwasher! Cabinets are updated, & the backsplash & counters are modern. A fully updated 4-pc bath features a trendy vanity, tub surround, & updated flooring. Two generously sized bedrooms with large closets provide comfortable options on the main floor. The back mudroom is great for extra storage (not incl in square footage). A fully developed basement appears solid with a large rec room, bar area (mini fridge, couch, & fireplace to stay), & offers a very spacious 3rd bedroom (window may not meet current egress standards). The laundry/storage/utility area ensures practicality & all appliances are included. The hi-eff furnace, rented water heater, sump pump, & replaced plumbing stack offer convenience & a piece of mind. Step outside onto the covered patio - great for BBQ'ing, & your outdoor enjoyment will soar with the large yard - low-maintenance artificial turf area, patio, & fully fenced area. A single detached garage adds convenience & storage options to this well-priced bungalow in a very desirable area of Regina. Immediate possession is available. All appliances included. This home o...

Other 12 ft X 14 ft, 11 in

Bedroom 12 ft, 1 in X 13 ft, 2 in

Other 9 ft, 8 in X 10 ft, 9 in

Living room 14 ft, 6 in X 11 ft, 4 in

Kitchen/Dining Room 10 ft, 0 in X 10 ft, 0 in

Bedroom 11 ft, 4 in X 11 ft, 4 in

Bedroom 11 ft, 4 in X 11 ft

4pc Bathroom 5 ft X 8 ft

Enclosed porch 12 ft, 7 in X 6 ft, 8 in

Laundry room 7 ft X 12 ft

Foyer 10 ft X 5 ft, 1 in

Listing Presented By:



Originally Listed by:

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