



SASK MLS®

# Regina Saskatchewan

\$329,900

Welcome to 3280 Rae Street, where timeless charm meets modern convenience! This custom-built gem, constructed in 1947, exudes character from every corner. With its unique rounded corners, textured walls, & stylish archways, this home offers a truly distinctive living experience. As you step inside, you'll be greeted by an abundance of natural light that illuminates the spacious interior. The main floor boasts a beautifully redesigned kitchen, professionally updated in 2021, featuring white soft-close cabinetry, quartz countertops, and a subway-tiled backsplash. Stainless steel appliances, including a gas stove, add both style & functionality to this culinary haven. Entertaining is a breeze with a large living room & a generous dining area, perfect for hosting gatherings with friends & family. The kitchen's corner window not only provides stunning views but also floods the space with invigorating sunlight. Two ample-sized bedrooms & a luxurious 4-piece bathroom, complete with a jetted tub, round out the main floor living area. Downstairs, the basement offers additional living space, including a cozy recreation room, a convenient 2-piece bathroom, & a den leading to a bedroom with a walk-in closet. Outside, enjoy the tranquility of the fenced yard, complete with a garden area & raised flower beds. The backyard patio provides the perfect spot for al fresco dining or simply relaxing in the sunshine. Plus, with a double garage, you'll have plenty of space for parking & storage. Located in the desirable Lakeview neighborhood, conveniently situated within walking distance to downtown, the lake, and a myriad of amenities. Immerse yourself in the rich history of the area while enjoying the peace & quiet of this mature neighborhood! Additional features include central air conditioning for year-round comfort and an updated 100-amp electrical panel installed in 2020, ensuring ...

Listing Presented By:



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JC Realty Regina

<http://www.rhondagarratt.net>



Royal

**LePage Kelowna**

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Other Measurements not available

2pc Bathroom x x x

Laundry room Measurements not available x 6 ft

Den Measurements not available

Bedroom Measurements not available

Utility room x x x

Living room Measurements not available

Kitchen Measurements not available

Dining room Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom Measurements not available

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