



SASK MLS®

## Regina Saskatchewan

\$649,000

Welcome to 3705 Parliament Avenue, where modern elegance meets timeless charm. This home sits on a spacious lot surrounded by professionally landscaped greenery, overlooking Hudson Park, and conveniently located near your favorite amenities in South Albert and Harbour Landing. Step inside to discover meticulous craftsmanship throughout this two-story gem. The grand foyer and formal dining room are bathed in southern light, creating a warm ambiance that extends to the gourmet chef's kitchen and living area. The primary bedroom boasts a luxurious ensuite and a spacious walk-in closet, while main floor laundry adds convenience. Upstairs, a versatile bonus room stretches the length of the garage, perfect for movie nights or as a flexible office/playroom. Clever storage solutions maximize space, alongside two gracious bedrooms and a full bathroom. The basement, featuring 9-foot ceilings and a separate entrance, awaits your personal touch for development and potential rental income. This home offers a newer option in the South End, providing space and tranquility without the density of Harbour Landing. Schedule your private viewing today (id:6769)

Bedroom 12 ft ,2 in X 10 ft ,1 in  
Bedroom 10 ft ,6 in X 12 ft ,2 in  
4pc Bathroom Measurements not available  
Bonus Room 10 ft X 24 ft ,11 in  
Foyer Measurements not available  
Dining room 8 ft ,8 in X 11 ft ,6 in

Living room 14 ft ,8 in X 13 ft ,9 in  
Kitchen 11 ft ,7 in X 16 ft ,4 in  
Laundry room 6 ft ,6 in X 9 ft ,5 in  
Primary Bedroom 12 ft ,3 in X 13 ft ,2 in  
4pc Bathroom Measurements not available  
2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
W Real Estate Inc.

<http://www.yourhomeyqr.com>



Royal

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