



Regina Saskatchewan

\$184,900

Welcome to 4041 2nd Ave! This quaint, well-maintained bungalow has a nice location near Kitchener School, North Regina Little League Ball diamonds, splash and play parks, Klein's Convenient store, Allan Blakeney Adult Campus, Rosemont shopping and close proximity to Canada's favorite coffee shop, Tim Horton's. Featuring 2 beds, 2 baths plus a den (used as a bedroom) this home features 743 sq ft of space and may just be what you're looking for! Immediately pulling up to the property you will notice the nice street appeal the home has with its charming black metal gate. Welcoming you into the home is a clean, warm and inviting layout. Your kitchen comes complete with plenty of cupboards, a built-in fridge, stove and hood fan, included in the sale of the home. There is a nice bright living room picture window allowing in beautiful natural light. Through out the main level is laminate flooring and it is also here that you will find 2 good size bedrooms as well as a full 4-piece bathroom. There is also a linen closet for convenience. Down to the lower level you will find a fully complete recreation room with plush carpet. There is a spacious den with a walk-in closet, adjoining the upgraded 3 piece bath. Also included is your laundry space with washer and dryer and built in shelving. Through the back door you step out onto you 11 x 15 covered wood deck which leads out into your fully fenced backyard. The chain link fence was done in 2022. This is a perfect space for the kids to play and the dog to run! Included is an oversized 1 car garage. No more parking outside in our cold Saskatchewan winters. There are also an additional 2 parking spots near the garage for additional use. This property is move in ready and would be a wonderful fit for a first-time home buyer looking to get into the market or make a great revenue property for additional income flow. Contact your loc...

Other 25 ft,10 in X 10 ft,9 in

Den 11 ft,4 in X 10 ft,7 in

Laundry room 11 ft,4 in X 10 ft,7 in

Kitchen/Dining room 11 ft,7 in X 8 ft,10 in

Living room 17 ft,11 in X 11 ft,7 in

Bedroom 11 ft,8 in X 11 ft,1 in

Bedroom 9 ft,11 in X 10 ft,11 in

4pc Bathroom xxx

Listing Presented By:



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Century 21 Dome Realty Inc.

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