



SASK MLS®

Regina Saskatchewan

\$399,900

Welcome home to 4574 James Hill Road perfectly located within steps from a walking path in our vibrant Harbour Landing neighbourhood. This fully developed 4 bedroom (2 beds up, 2 beds down) + 2 bathroom home was thoughtfully custom built (& built on piles) with one of Regina's award winning builders, & has been exceptionally loved by the original owner. This 2015 built bi-level floor plan offers an abundance of natural light into the open concept main floor living room, dining & kitchen. As the heart of the home, the kitchen features a fantastic eat up island with built-in storage, oodles of countertop space, SS appliances (included)! Let's not forget about the dual use walk in-pantry + coat closet at the top of the stairs. The primary bedroom offers a walk-in closet & access to a covered deck is the spot to enjoy your morning cup of java basking in the peace & picking Saskatoon Berries from your yard. Finishing the main floor are a comfortable sized secondary bedroom, fully bathroom, linen closet & design niche for decor. Downstairs features a bright rec room, a second full bathroom, & two more bedrooms (one without a closet). The basement has been finished with drop ceiling pot lights, 3' trim! You'll love the additional storage space under the stairs (3.7x10.2), & the laundry room w/built in shelving & Samsung Washer & Dryer. Stepping outside the 3,432SQFT lot includes knock your socks off features: lighting along the pathway, underground sprinklers, garden area & a magical patio graced by a pergola with Bittersweet vines weaving up & over. Let's not forget the 20x20 garage with shelving! Extras include: LED Lighting throughout, Central Air Conditioning, Shed, Water Softener. Perfectly positioned steps away from a City of Regina Bus Stop (Bonus - road is cleared by the City in winter), Ecole Elementary School & numerous parks. Please schedule a showing with your...

Other 20 ft ,3 in X 11 ft ,3 in

4pc Bathroom 9 ft X 5 ft ,6 in

Bedroom 16 ft X 9 ft ,2 in

Bedroom 9 ft X 11 ft

Laundry room 7 ft X 12 ft

Living room 12 ft X 12 ft

Dining room 12 ft X 8 ft ,10 in

Kitchen 11 ft X 10 ft ,8 in

4pc Bathroom 8 ft ,4 in X 4 ft ,11 in

Bedroom 10 ft ,4 in X 8 ft ,8 in

Primary Bedroom 10 ft X 11 ft

Foyer 7 ft X 5 ft ,11 in

Listing Presented By:



Originally Listed by:
Century 21 Dome Realty Inc.

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