



SASK MLS

# Regina Saskatchewan

\$419,900

Attention property investors! Don't miss out on the opportunity to acquire this two-storey gem in the sought-after neighborhood of Harbour Landing, located at 4604 James Hill Road. This property offers 1150 sqft of living space on a generous 3206 sqft lot. This versatile property allows you to live in the upper unit while renting out the regulated basement suite, maximizing your investment potential. Alternatively, savvy investors can capitalize on renting both units for optimal rental income. The main floor boasts an excellent layout with a spacious living area and kitchen, perfect for everyday living and entertaining. Upstairs, discover three bedrooms and a well-appointed 4-piece bathroom, providing comfortable accommodation. The basement features an additional bedroom, another 4-piece bathroom, a cozy living room, a functional kitchen, and convenient storage space, ensuring practicality and comfort. Don't hesitate to seize this opportunity to invest in a property that offers flexibility, income potential, and a desirable location. (Photos provided showcase a similar floor plan and do not depict exact property) (id:6769)

- Bedroom 10 ft X 12 ft ,10 in
- Bedroom 9 ft ,6 in X 9 ft ,1 in
- Bedroom 9 ft ,6 in X 9 ft ,1 in
- 4pc Bathroom Measurements not available
- Living room 11 ft ,2 in X 8 ft ,4 in
- Bedroom 11 ft ,2 in X 8 ft ,6 in

- 4pc Bathroom Measurements not available
- Storage Measurements not available
- Kitchen 9 ft ,3 in X 8 ft ,7 in
- Living room 13 ft ,6 in X 13 ft ,4 in
- Dining room 11 ft ,10 in X 9 ft ,6 in
- Kitchen 10 ft ,4 in X 9 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Next Level



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