



SASK MLS

## Regina Saskatchewan

\$254,900

Welcome to 4814 7th Avenue, a renovated raised bungalow in the north Regina Rosemont area. This home is small but mighty with its extensive list of upgrades & improvements. Upon entry immediately you will notice light paint, modern flooring, new triple pane PVC windows and a large living room area with flat ceiling texture. The kitchen has updated cabinetry with ample pull-out drawers, new countertops & stainless steel appliances. There are two bedrooms on the main floor plus the 4 pc bathroom. The basement is unfinished & ready for development yet features an updated furnace (2014), A/C unit (2019), electrical panel (2014) and washer/dryer. There are plenty of windows in the basement to configure a bedroom wherever you desire and the separate entry could allow accommodations for a secondary suite. The front & backyard have been professionally graded for proper water drainage and the double detached garage is in excellent condition. Other upgrades include new soffit, fascia & siding, a rubberized driveway and some new fencing. Contact your real estate professional today for more information. (id:6769)

Living room 13'11" x 12'

Bedroom 12'11" x 9'5"

Bedroom 12' x 9'5"

4pc Bathroom x x x

Kitchen/Dining room 12'10" x 6'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Crown Real Estate



Royal

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