



# Regina Saskatchewan

\$209,000

Located across the street from Luther College! You'll find this charming character bungalow in desirable Rosemont. This well-maintained and updated home offers single-level living at its finest, making it perfect for families, downsizers, or first-time homebuyers. Step inside to discover a cozy living space flooded with natural light, creating a warm and inviting atmosphere. The functional layout includes a spacious living room, perfect for relaxing or entertaining guests. The kitchen boasts ample cabinetry and counter space and is located adjacent to the dining area. Three bedrooms provide plenty of space for the family. A full bathroom completes the main level. Lower level offers rec room, laundry and a cold storage space. The possibilities are endless to complete the basement - whether you dream of a home office, guest suite, or hobby room, there's ample space to bring your vision to life. Outside, you'll find a spacious backyard, perfect for children to play or for entertaining. The single detached garage is more of a storage area. Updates to this property include: Full main floor renovation in 2016 including: kitchen cabinets, countertops, sink, taps, windows and flooring. Drywall. Bathroom reno with flooring, tub and surround, window, toilet and sink. 2021 shower. 2013: shingles, front yard landscaped. 2018: underpinned, braced and four piles. 2020: Windows in front room, siding and insulation. 2020: front deck. 2021: Basement waterproofed with bracing and two additional screw piles (Colossal Foundation). 2023 city sewer connection, sewer line inspection. Note, city will pay to have the line cleaned. 2024: flooring in front and back porches, fresh paint on main, updated water lines with 1/2 stack replaced. Located in the sought-after Rosemont neighborhood, this second owner home offers easy access to parks, schools, shopping, and amenities. Don't miss your c...

Other 18 ft ,5 in X 20 ft ,4 in  
 Utility room 20 ft ,2 in X 5 ft ,7 in  
 Other 14 ft ,3 in X 9 ft ,8 in  
 Living room 11 ft X 16 ft  
 Kitchen 9 ft X 10 ft

Dining room 10 ft X 14 ft  
 Bedroom 9 ft X 14 ft  
 Bedroom 10 ft X 10 ft  
 4pc Bathroom Measurements not available  
 Enclosed porch

Listing Presented By:



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Royal

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