



Regina Saskatchewan

\$374,900

Welcome to 94 Andre Ave. Located in Normanview West, near parks, schools, walking paths and many other amenities! This 1960 sqft 4-level split combines generous room sizes, a functional layout and numerous recent upgrades. The home makes a great first impression with its attractive curb appeal, front deck and double driveway. The spacious main floor features a bright partially renovated living room with an updated electric fireplace and shelving, a sizable dining area ideal for family gatherings, and patio doors leading to the deck. The kitchen offers plenty of room to prepare meals and ample functionality for everyday living. Upstairs, you'll find three well proportioned bedrooms, including the primary bedroom, along with a 4-piece bathroom. The third level adds even more versatility with a large family room featuring a natural gas fireplace and plenty of natural light, a fourth bedroom and a 2-piece bathroom. A unique rear entrance provides convenient access directly to this level. The partially finished basement offers plenty of opportunity to customize the space to suit your needs, with a large open games area, spacious laundry room, storage room and furnace room. Outside, the fully fenced backyard features a large deck and shed, with potential for a future garage off the lane. Some recent improvements include central air conditioning, shingles, soffits, fascia, eaves, trim, paint, electrical fixtures and the updated electric fireplace, among other enhancements. Ideally situated near parks, walking paths, schools and a variety of amenities, this well-maintained property offers the space, flexibility and location to make an excellent family home. (id:6769)

Bedroom 9'11" x 13'6"

Bedroom 10'8" x 10'

Primary Bedroom 10' x 13'9"

4pc Bathroom Measurements not available

Bedroom 9' x 12'3"

2pc Bathroom Measurements not available

Family room 13'8" x 16'10"

Games room Measurements not available

Laundry room Measurements not available

Other Measurements not available

Kitchen 9' x 12'4"

Living room 13'8" x 16'10"

Dining room 10' x 13'

Listing Presented By:



Originally Listed by:

Royal LePage Next Level



Royal

LePage Kelowna

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