



Regina Saskatchewan

\$374,900

Welcome to 2030 Edgar Street, a charming duplex built in 2004. This two-storey property features one unit in the front and another in the back, offering versatile living and investment opportunities. Live in one unit and rent out the other to help with monthly expenses, or purchase as an investment and rent out both units. Situated in a fantastic location, this duplex is close to downtown, Wascana Lake, and Victoria and Arcola Avenues—providing easy access to all east end amenities. Each unit boasts over 1,000 sq. ft. of living space, including 3 bedrooms and 2 bathrooms. Large windows flood the interiors with natural sunlight. The primary bedrooms feature walk-in closets. The kitchens are well equipped with built-in dishwashers and corner pantries. The basements are open for development, with rough-in plumbing and windows already in place. The property includes concrete flatwork with two patios, a wider main sidewalk, and landscaped front and back yards. Electrified parking spots at the back of the duplex provide convenient laneway access. This infill property offers an excellent opportunity to capitalize on Regina's high market rents. Contact your REALTOR(R) to book a showing today! (id:6769)

Primary Bedroom 12 ft ,1 in X 11 ft ,6 in

Bedroom 7 ft ,3 in X 8 ft ,4 in

Bedroom 8 ft X 8 ft ,4 in

4pc Bathroom Measurements not available

Primary Bedroom Measurements not available

Bedroom Measurements not available

Bedroom Measurements not available

4pc Bathroom Measurements not available

Other 22 ft ,2 in X 18 ft ,3 in

Other Measurements not available

Foyer Measurements not available

Living room 14 ft ,1 in X 13 ft ,7 in

Kitchen/Dining room 15 ft ,3 in X 8 ft ,3 in

2pc Bathroom Measurements not available

Foyer Measurements not available

Living room Measurements not available

Kitchen/Dining room Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Realty Executives Diversified Realty



Royal

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