



SASK MLS®

## Regina Beach Saskatchewan

\$549,900

Yes you can live at the beach all year long without sacrificing on space inside or out!!! Regina Beach is a vibrant community that offers residents an Elementary School, community garden, golf, yacht club, shopping, amenities, and great neighbours. This spacious two storey home sits on a large flat lot that is over 11,000 square feet. The home was designed to maximize the views and natural light in the spaces that you will use the most. On the second level you will find the living and dining areas with larger windows in every direction. From the dining room you have access to the upper balcony where you can soak in the views of Last Mountain Lake. The kitchen is adorned with knotty pine cabinets and ample counter space. The living room has a cathedral ceiling and a cozy wood burning fireplace that will keep you warm all winter long. There are two bedrooms on the second floor that each have patio doors to the South facing balcony. The primary bedroom has a 2pc ensuite and there is a 4pc main bathroom. On the main level there is a family room that could be used as an office, kids play area, or even an additional bedroom. You can also find a bedroom, 2pc bathroom, and the laundry room. This home is built on a concrete insulated crawl space. The double attached garage is insulated and drywalled with direct access to the home. The big bonus is the 24ftx36ft detached garage that was constructed in 2024. It has 10ft walls, 16x9ft overhead door, steel beam, and 6" concrete. You can enjoy the warmer weather on the West facing deck or on the patio/firepit area. There is also room for RV and boat parking. Some recent upgrades include: 80,000 BTU furnace/AC/Tankless Water Heater (2023), PVC windows, PVC patio doors, washer/dryer/microwave (2023), fresh paint, and so much more. (id:6769)

Living room 16 ft ,11 in X 15 ft ,6 in

Kitchen 12 ft ,8 in X 11 ft ,4 in

Dining room 11 ft ,3 in X 11 ft

4pc Bathroom Measurements not available

Primary Bedroom 12 ft X 11 ft ,3 in

2pc Ensuite bathroom Measurements not available

Bedroom 12 ft ,2 in X 9 ft ,3 in

Family room 17 ft ,2 in X 11 ft ,1 in

Laundry room Measurements not available

2pc Bathroom Measurements not available

Bedroom 9 ft ,2 in X 8 ft ,4 in

Listing Presented By:



Originally Listed by:

RE/MAX Joyce Tourney Realty

<http://www.tourneygroup.com/>



Royal

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