



## Regina Beach Saskatchewan

\$449,500

Located in Regina Beach, only 30-minutes from the Regina, lies this enchanting property. Boasting unique character and updated elegance, this home offers a lifestyle of leisure and comfort. As you arrive, the allure of the property is evident, set within walking distance to the tranquil beach. You are greeted by a spacious kitchen featuring beautiful dark cabinetry that contrasts elegantly with stainless steel appliances. The inviting sit-up island invites conversations and casual dining, perfect for entertaining friends & family. Venturing further, a gas fireplace exudes warmth in the living area, creating a snug atmosphere on cooler evenings. This haven boasts a total of 3 bedrooms and 2 bathrooms, ensuring ample space for both rest and relaxation. The crown jewel of this retreat is the expansive primary bedroom oasis, occupying the entire 2nd level. Patio doors lead to a private balcony, offering a peaceful spot to enjoy morning coffee or evening sunsets, with a cozy electric fireplace for the chilly nights indoors. The accompanying large walk-in closet provides ample storage, while the luxurious 5-piece en-suite promises moments of indulgence and relaxation. A detached 2-car garage offers convenience and storage for vehicles and outdoor gear. The xeriscaped yard requires minimal maintenance while providing beauty and environmental sustainability. A play structure beckons children to endless hours of play, while a firepit area sets the stage for memorable evenings under the stars. A patio and deck await, providing the perfect setting for summer barbecues and socializing with loved ones. Completing this retreat is a finished basement, offering versatility for hobbies, a home gym, or media room while a secondary unfinished basement offers the home plenty of extra storage space. Experience the charm and tranquility of Regina Beach, where this beautifully updated ho...

Primary Bedroom 13'3 x 18'6

5pc Ensuite bath Measurements not available

Other 18'1 x 22'6

Storage 5'10 x 4'

Utility room 11'1 x 13'8

Storage 11'1 x 13'8

Dining room 10'11 x 11'10

4pc Bathroom Measurements not available

Living room 18'3 x 18'4

Dining nook 5'4 x 10'10

Laundry room 6'2 x 6'2

Bedroom 12'8 x 9'4

Listing Presented By:



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Royal

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Foyer 5' x 4'6

Bedroom 9'3 x 10'

Kitchen 11'3 x 17'6