



Regina Saskatchewan

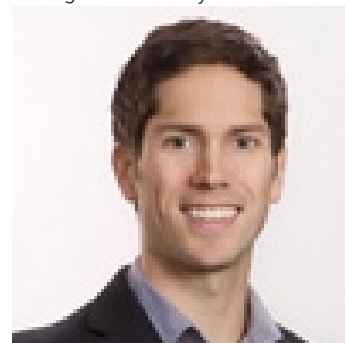
\$450,000

Ok here it is! All Bob Vila & This Old House TV fans pay attention... If you've been looking for a canvas to put your renovation dreams on, this opportunity needs to be considered. First of all, it is important to understand the economics. The average sold price for a detached home in Regina that is also over 2500 sqft in size was \$967,815 in 2022. Looking back over the last decade the 10-year average for the same category of house is \$772,467 (stats via SaskMLS system). This mid-century home is begging to be restored to its former glory and it has been priced hundreds and thousands of dollars below the market to facilitate that for the next owner. It is a spacious 2-storey home with a prestigious Albert Street address located across the street from the Wascana Centre & TC Douglas building. Close by are all sorts of schools, shopping, parks, etc. The property has a large lot and a rear attached 2 car garage to give you quiet and stress free in-and-out access. It has a great layout with large room sizes and a sunny family room with large windows, high ceilings, & skylights. The kitchen is already equipped with some stainless-steel appliances and would be suitable for entertaining or gourmet cooking. Next to the kitchen is a convenient 2pc bath with laundry plus pantry space. On the main level, there is also an entry foyer, an enormous L-shaped Living Room/Dining Room with fireplace & mantle. Upstairs, there are 4 large bedrooms all accessed from the central hallway. The main bath is laid out for a separate tub and walk-in shower. The primary bedroom offers a 3pc en-suite bathroom. The bedroom with the hardwood floors would make an excellent home office space. The Basement level opens to a large recreation room with a 2nd fireplace. Off the rec room there is also a home spa space with 4pc en-suite bathroom, & the utility room. high-efficient furnace, & larger than us...

Dining nook Measurements not available x 8 ft ,9 in 4pc Bathroom Measurements not available
 Bedroom Measurements not available Utility room Measurements not available
 Bedroom Measurements not available x 17 ft ,9 in Family room Measurements not available
 Bedroom Measurements not available Kitchen Measurements not available x 17 ft ,4 in
 4pc Bathroom 8 ft ,4 in x Measurements not available Laundry room Measurements not available
 available Living room Measurements not available

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available

Other Measurements not available

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