



Regina Saskatchewan

\$314,980

Welcome to 35 Cooper Cr, a great family home in the highly desirable Walsh Acres. This updated 1342 sqft, 4-level split is situated on a pie-shaped lot, featuring a cozy front deck that warmly welcomes you. As you step inside, you are greeted by a spacious living room with updated laminate floors. The kitchen boasts updated cabinets, a pantry, new flooring, and an open feel to the good-sized dining room. Garden doors from the dining room lead to the back deck, perfect for entertaining. The home offers four bedrooms spread across the 2nd and 3rd levels, along with updated four piece and three piece bathrooms. The fully developed basement includes an L-shaped rec room and a laundry room. Additional value-added features include new shingles on both the house and garage in 2016, fresh paint throughout most of the home, updated interior doors, baseboards, trim, plugs, and switches, and most windows replaced with PVC windows. The 14x26 oversized single detached garage is wired, insulated, and drywalled with paved back alley access. The front of the home provides additional parking with a tandem concrete driveway. The high-efficiency furnace and central air were replaced in 2015. The property also features underground sprinklers in the front, back, and flower beds.

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|---|----------------------------|
| Bedroom 11 ft X 11 ft | Other 23 ft X 25 ft |
| Bedroom 8 ft ,5 in X 11 ft ,5 in | Laundry room 12 ft X 12 ft |
| 4pc Bathroom Measurements not available | Kitchen 10 ft X 12 ft |
| Bedroom 11 ft ,5 in X 11 ft ,5 in | Living room 12 ft X 20 ft |
| Bedroom 8 ft ,5 in X 11 ft ,5 in | Dining room 10 ft X 9 ft |
| 3pc Bathroom Measurements not available | |

Listing Presented By:



Originally Listed by:
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