



# Regina Beach Saskatchewan

\$339,900

Welcome to 577 MacMurphy Avenue, located on a quiet paved street in Regina Beach. Built in 1992, this 1,088 square foot walk out bungalow has exceptional curb appeal with low maintenance exterior. Upon entry you will notice the wall of windows allowing for ample natural light and vaulted ceilings. Semi-open living plan features laminate flooring throughout. Living space is generous in size and boasts a corner gas fireplace with brick surround. Dining area is between the living room & kitchen. A garden door allows access to the pressure treated deck with aluminum rails that spans the length of the home, features built in speakers and affords lake views for part of the year. Functional kitchen has ample cabinetry, newer laminate counter tops, silgranite sink & taps, dishwasher and stainless stove with induction oven. 2 nice sized bedrooms on the main floor, including a large primary bedroom with mirrored closet. 2nd bedroom is currently being used as sitting room. 4 pc bath features an all-in-one tub/shower, newer countertop, sinks and taps. Main floor laundry plus a 2nd entry to front of home/mudroom with ample storage complete this level. Bright and cheery walk out basement features a large rec room, 2 dens (one with walk in closet) 3 pc bath plus large storage room. Utility room houses the high efficient furnace, electric water heater and softener . Lower level features a 2 X 6, two-tiered pressure treated deck with gazebo. Steps down lead to the interlocking block patio with antique firepit and 2 garden sheds. Oversized single detached garage has 30 amp panel that services the yard and fountain .Yard is private oasis and features rock hills, Virginia creepers and perennial flower garden. Additional features include: triple pane windows, central air, and 100 amp panel to the home. Just 50 kms from the city, Regina Beach offers amenities such as restaurants, grocer...

Other 9 ft ,11 in X 30 ft ,8 in  
 4pc Bathroom 5 ft ,7 in X 10 ft ,10 in  
 Den 10 ft ,9 in X 15 ft ,5 in  
 Den 10 ft ,9 in X 15 ft ,5 in  
 Storage 15 ft ,8 in X 18 ft ,3 in  
 Living room 15 ft ,8 in X 18 ft ,3 in

Dining room 8 ft ,5 in X 12 ft ,6 in  
 Kitchen 8 ft ,11 in X 12 ft ,4 in  
 4pc Bathroom 5 ft ,3 in X 12 ft  
 Bedroom 10 ft ,1 in X 16 ft  
 Bedroom 10 ft ,1 in X 16 ft  
 Mud room 4 ft ,11 in X 7 ft ,6 in

Listing Presented By:



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