



## Regina Saskatchewan

\$169,900

Investors or first-time buyers. This home features a large living room area with laminate flooring, that leads into a spacious kitchen with room for a dining room table: two main floor bedrooms and an updated 4 piece bathroom with tile backsplash. The upper level has a master bedroom with a 3 piece ensuite, a 4th bedroom and a den - play area for the kids. The basement has a hi-efficient furnace and interior pony wall with an engineer report. List of recent updates, Replace Roof Complete with Rain Rail 2021, New Own Water heater 2021, New Own furnace 2021, Vinyl flooring 2024 partially, complete new washroom Ground floor 2024 and 2023 Master room, New all doors for all the rooms 2021, New windows 2024, New Fence 2022 backside, New pipes for Water system all 2021, Kitchen sink update, -Fresh paint-2024, Foundation Pony wall with Engineered drawings And many more small items (id:6769)

Bedroom 13 ft ,11 in X 7 ft ,10 in

Bedroom 14 ft ,10 in X 13 ft ,11 in

3pc Ensuite bath 8 ft ,4 in X 4 ft ,1 in

Office 14 ft ,10 in X 5 ft ,7 in

Utility room Measurements not available

Kitchen 14 ft ,7 in X 11 ft ,10 in

Living room 12 ft ,11 in X 15 ft ,7 in

Bedroom 9 ft ,9 in X 12 ft ,5 in

Bedroom 9 ft ,9 in X 10 ft ,5 in

4pc Bathroom 4 ft ,10 in X 6 ft ,9 in

Listing Presented By:



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Royal

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