



## Regina Saskatchewan

\$319,000

Check out this fabulous move in ready bungalow with wheel chair accessible ramp (which could be removed if wanted) located in Glen Cairn Village close to all amenities in the East end of Regina. Step in the front door and automatically you will see the pride of ownership with the living room featuring tons of natural light with a newer PVC bay window (all main floor windows have been upgraded to PVC). The upgraded Kitchen comes complete with stainless steel Fridge, Stove, Over the Range Microwave, built in dishwasher and has a convenient large pantry. The dining room has french doors out to the fenced back yard which is fully landscaped with a deck, two patios (one features a brick fire pit) and storage shed. The oversize primary bedroom was once two bedrooms that have been converted to one. Completing the main floor is a second bedroom and 4 piece bathroom. The basement has a huge recreation room which is currently set up with a family room, theatre area and a home gym. There is also a convenient den, 3 piece bathroom and a large utility / laundry room with tons of storage in the basement. This home has so many upgrades to mention but some of the other notables in the past 10 years include shingles, eavestroughs, furnace, fence, deck, patio and attic insulation has been topped up. This home is an absolute pleasure to show and can be viewed virtually by clicking the tour button or viewing in your browser [https://unbranded.youriguide.com/1523\\_fleet\\_regina\\_sk/\(id:6769\)](https://unbranded.youriguide.com/1523_fleet_regina_sk/(id:6769))

Other 28' x 23'11"

Den 9'6" x 10'9"

3pc Bathroom Measurements not available

Laundry room Measurements not available

Living room 19'8" x 12'10"

Kitchen/Dining room 18'7" x 10'3"

Primary Bedroom 16'8" x 12'9"

Bedroom 12'2" x 12'2"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Next Level

<https://www.rumpelhomes.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.