

# \$299,900 - 4113 Mctavish Street, Regina

MLS® #SK011331

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,137 sqft

Single Family on 0.14 Acres

Parliament Place, Regina, Saskatchewan

Welcome to 4113 McTavish Street. Nestled in the sought-after neighbourhood of Parliament Place, this well-maintained 1,137 sq. ft. bungalow offers 3+1 bedrooms and 2 bathrooms – a fantastic family home in a prime location. The main floor features a spacious living room with a west-facing bow window that fills the space with natural light. The adjoining dining area is generously sized and flows into a charming kitchen, complete with a sunshine ceiling, pantry, built-in hutch, and china cabinet. All three main-floor bedrooms are a good size. One of the bedrooms includes a patio door that opens onto a low-maintenance deck with aluminum railing – perfect for enjoying the outdoors. The main bathroom has been updated with a newer vanity, toilet, and a Bath Fitter tub surround. The basement offers a large rec room, an additional bedroom (note: window is not egress), and a spacious 3-piece bathroom. You™ll also find a large laundry room with a newer washer and dryer, as well as a mid-efficient furnace and central air conditioning for year-round comfort. The north wall in the utility room along with the storage room walls have been spray foam insulated for extra efficiency. The basement was insulated with Rockwool insulation. Convenient side entry features a good-sized landing that leads directly to the garage area. The property includes a single front driveway and a double detached garage with back lane access. The backyard is east-facing and offers plenty of



space to enjoy, with garden plots, mature trees and shrubs, a generous deck, and 2 storage sheds. Shingles on the garage have been replaced. Other value added items: sewer line replaced, front of home under the kitchen and dining area has a 3â€™ bump out addition. This property is move-in ready and offers excellent value in a desirable community. Donâ€™t miss your chance to make it yours! (id:6289)

Built in 1965

### Essential Information

Listing #	SK011331
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,137
Acres	0.14
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	4113 Mctavish Street
Subdivision	Parliament Place
City	Regina
Province	Saskatchewan
Postal Code	S4S3M7

### Amenities

Features	Treed, Lane, Rectangular, Sump Pump
Parking	Detached Garage, Heated Garage, Parking Space(s)
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Satellite Dish, Intercom, Dishwasher, Dryer, Alarm System, Freezer, Humidifier, Window Coverings, Garage door opener
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	remote(s), Storage Shed, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

## Exterior

Exterior Features    Lawn, Garden Area

## Listing Details

Listing Office        Brent Ackerman Realty Ltd.



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Listing information last updated on October 14th, 2025 at 3:16pm PDT