

# \$560,000 - 3124 Hill Avenue, Regina

MLS® #SK013757

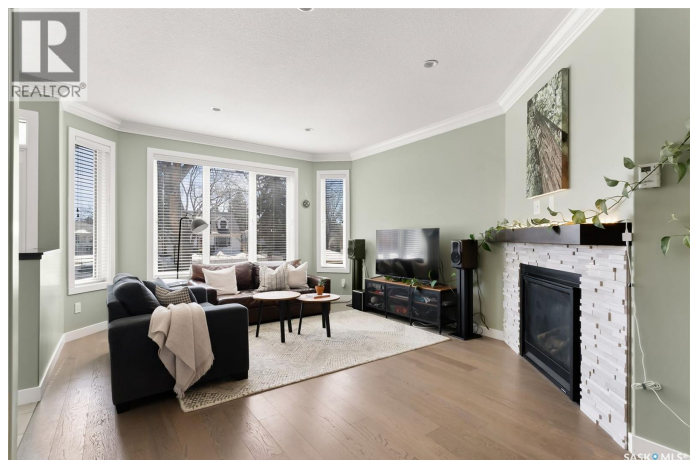
**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,811 sqft

Single Family on 0.08 Acres

Lakeview RG, Regina, Saskatchewan

A Home for Every Chapter. 3124 Hill Ave. is thoughtfully designed to evolve with you. Built in 2014 by Varsity Homes you can enjoy the benefits of newer construction in one of Regina's most desirable communities, Lakeview. Premium finishes, complemented by 9-foot ceilings on the main floor that enhance the open, airy ambiance. The bright white kitchen features quartz countertops and opens onto a spacious dining area. The cozy living room offers the perfect place to unwind, complete with a gas fireplace for added warmth and charm. A convenient 2-piece bathroom is located just off the back entry. Upstairs, you'll find 3 generous sized bedrooms, including a primary bedroom with a 4-piece ensuite and walk-in closet, plus the convenience of a second-floor laundry room. The true hallmark of this home is its versatile basement. Featuring a fully developed, regulation suite with its own private entrance and second laundry. Use it for rental income, multi-generational living, a home-based business, or convert it to a rec room with a wet bar for ultimate entertaining. Whether you're expanding your family, supporting a teenager seeking independence, welcoming aging parents, or taking advantage of passive income, this layout has you covered. Outside offers a fully landscaped, fenced yard featuring a deck with natural gas hookup, a private patio for summer evenings, and a double detached garage with lane access. (id:6289)



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | SK013757      |
| Price          | \$560,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Square Footage | 1,811         |
| Acres          | 0.08          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3124 Hill Avenue |
| Subdivision | Lakeview RG      |
| City        | Regina           |
| Province    | Saskatchewan     |
| Postal Code | S4S0W3           |

## Amenities

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

## Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Dryer, Microwave, Alarm System, Garburator, Garage door opener remote(s), Central Vacuum - Roughed In, Stove |
| Heating      | Natural gas Forced air                                                                                                                         |
| Cooling      | Central air conditioning, Wall unit                                                                                                            |
| Fireplace    | Yes                                                                                                                                            |
| Fireplaces   | Gas                                                                                                                                            |
| # of Stories | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Lawn, Garden Area |
|-------------------|-------------------|

## Listing Details

Listing Office JC Realty Regina



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Listing information last updated on October 20th, 2025 at 12:42am PDT