

\$339,000 - 3408 Victoria Avenue, Regina

MLS® #SK016197

\$339,000

3 Bedroom, 3.00 Bathroom, 1,232 sqft
Single Family on 0.08 Acres

Cathedral RG, Regina, Saskatchewan

Welcome to this beautifully maintained 2 storey home located in the heart of Regina's sought-after Cathedral neighbourhood. Offering the perfect blend of character and modern convenience, this 3 bedroom, 3 bathroom property is ideal for families or anyone looking to enjoy the unique lifestyle Cathedral has to offer. A charming front sunroom welcomes you into the home, providing the perfect space to enjoy your morning coffee, relax with a book, or take in the tree-lined streetscape. The main floor features a bright and spacious living room with large windows that flood the space with natural light, a generous dining area perfect for entertaining and garden doors to the deck, and a well-appointed kitchen with ample cabinet space, granite countertops and all appliances. A convenient 2-piece bath completes the main level. Upstairs you'll find three comfortable bedrooms, including a very nice sized primary suite. The additional bedrooms are well-sized and share a full bathroom, making the upper level both functional and family-friendly. The fully developed basement offers even more living space, with a rec room, 3 piece bath and laundry/ utility area provide added convenience. Outdoors, enjoy a mature, tree-lined lot with space for relaxing or gardening, as well as off-street parking. This home is within walking distance to parks, schools, unique shops, restaurants, and downtown—truly capturing the vibrant lifestyle Cathedral is known for. Don't miss your



opportunity to own this move-in ready home in one of Regina’s most charming and desirable communities! Updates to this property include: 2021; shingles, eaves, central air conditioner, on demand hot water heater, living room window, front door, sump pump, front window, basement bathroom updated included properly vented bathroom, basement spray foam insulation, deck, backyard landscaping, entire yard re graded. 2025: kitchen and living room painted. (id:6289)

Built in 1922

Essential Information

Listing #	SK016197
Price	\$339,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,232
Acres	0.08
Year Built	1922
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	3408 Victoria Avenue
Subdivision	Cathedral RG
City	Regina
Province	Saskatchewan
Postal Code	S4T1L8

Amenities

Features	Treed, Lane, Sump Pump
Parking	Gravel, None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window
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	Coverings, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features Lawn

Listing Details

Listing Office Optimum Realty Inc.



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