

\$298,750 - 2272 Montague Street, Regina

MLS® #SK017430

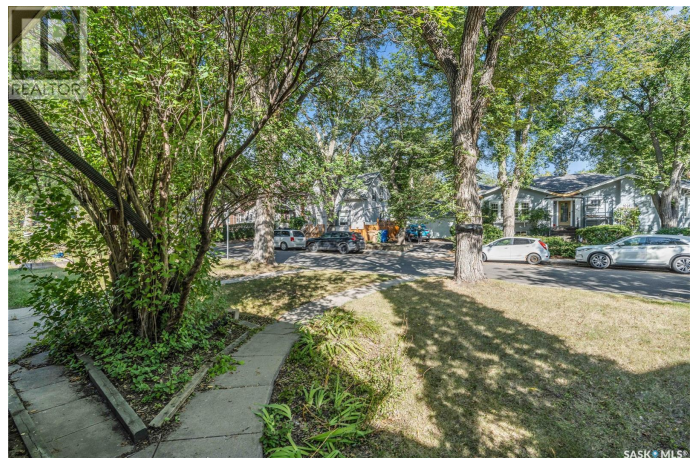
\$298,750

3 Bedroom, 1.00 Bathroom, 1,124 sqft

Single Family on 0.09 Acres

Cathedral RG, Regina, Saskatchewan

Welcome to 2272 Montague Street, where timeless charm meets modern comfort in the heart of Regina's beloved Cathedral neighbourhood. Built in 1927, this 1,175 sq. ft. 2-storey home has been beautifully maintained and lovingly cared for by the same owner for over 35 years. Step inside and enjoy your morning coffee on the inviting front porch before heading into the bright, welcoming living room, where a large bay window fills the space with natural light. French doors lead you into a sun-soaked dining room, complete with a traditional swinging door that opens to the classic kitchen. The main floor has been freshly painted and showcases refinished original hardwood floors, along with a newly updated wood-burning fireplace for cozy evenings at home. The spacious back porch offers custom bench seating with storage and opens to a private backyard retreat. Here, you'll find perennials, a vegetable garden, a fire pit area, and a charming stone path that leads to parking for up to 3 vehicles—large enough for a future garage if desired. Upstairs, three generously sized bedrooms feature updated PVC windows overlooking picturesque, tree-lined streets. The stylish 4-piece bathroom was fully renovated in 2020 with modern finishes and updated plumbing. The basement is great for storage, with a high-efficiency furnace installed in 2021. Located just steps from locally owned shops, cafes, grocery stores, schools, bus routes, and the public library, you'll also love being



minutes from Mosaic Stadium, downtown, and scenic Wascana Park. From summer strolls through the Cathedral Village Arts Festival to evenings around your backyard fire pit, this home offers a lifestyle rich in character and convenience. Don't miss your chance to own a piece of Cathedral's history!
(id:6289)

Built in 1927

Essential Information

Listing #	SK017430
Price	\$298,750
Bedrooms	3
Bathrooms	1.00
Square Footage	1,124
Acres	0.09
Year Built	1927
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2272 Montague Street
Subdivision	Cathedral RG
City	Regina
Province	Saskatchewan
Postal Code	S4T3K3

Amenities

Features	Treed, Irregular lot size
Parking	Gravel, None, Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dryer, Alarm System, Stove
Heating	Natural gas Forced air
Fireplace	Yes
Fireplaces	Wood
# of Stories	2

Has Basement Yes

Exterior

Exterior Features Lawn, Garden Area

Listing Details

Listing Office RE/MAX Crown Real Estate



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Listing information last updated on October 20th, 2025 at 3:01am PDT