

# \$500,000 - 2721 Hill Avenue, Regina

MLS® #SK018038

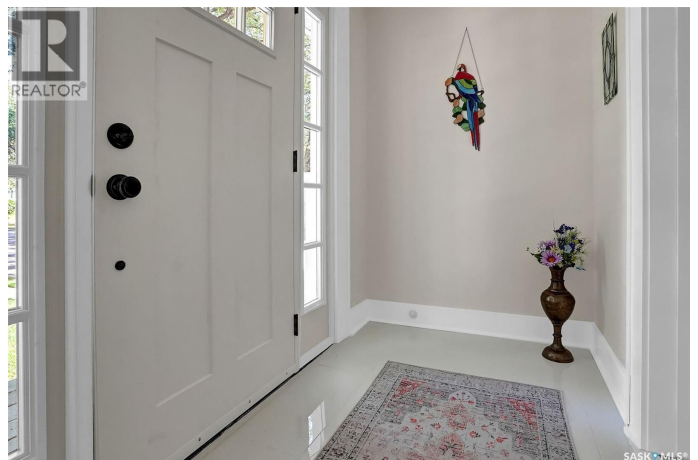
**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,564 sqft

Single Family on 0.08 Acres

Lakeview RG, Regina, Saskatchewan

Welcome to 2721 Hill Ave. located in the heart of the desirable neighbourhood of Lakeview. This beautiful 3 bed, 2 bath 2 story home is a short walk to the Hill Ave shops and amenities, as well as Wascana Park, MacKenzie Art Gallery, close to downtown, and all south end amenities. You will appreciate the original character, charm and warmth of the home as well as the modern updates that have been incorporated. Recent upgrades and improvements include new HE furnace, exterior maintenance free stucco on house and garage, fascia, eaves and leaf guards, exterior metal doors, architectural shingles, PVC windows, new landscaping including grading, sidewalks/concrete work, fence and patio deck. Lovely front foyer welcomes you as you enter the home. Gorgeous living room with brick wood fireplace (seller has never used) and original oak hardwood floors. Updated kitchen offers lots of white cabinetry, spacious countertops and an eating nook. Large windows are an added bonus! Formal dining room is the perfect place to enjoy a family dinner or host a dinner party. Flex room off the dining room/kitchen can serve as a home office space, TV room, reading room, or kids play area. Convenient 2 piece powder room completes the main level. Upstairs is the spacious primary bedroom featuring ample closet space, two additional bedrooms all with hardwood floors, and an updated 4 piece bath. Functional basement is partially developed with a rec room, utility/laundry room with



storage space. Beautiful fenced and landscaped yard features a large patio deck. Great spot to enjoy a BBQ or evening fire. Double detached garage with lane access is another added bonus! This property has been very well cared for, and is a true pleasure to show. If you are looking for a character home with some modern updates in a fantastic location, this might be the one! (id:6289)

Built in 1930

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | SK018038      |
| Price          | \$500,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,564         |
| Acres          | 0.08          |
| Year Built     | 1930          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2721 Hill Avenue |
| Subdivision | Lakeview RG      |
| City        | Regina           |
| Province    | Saskatchewan     |
| Postal Code | S4S0V5           |

**Amenities**

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

**Interior**

|            |                                                                                                                                  |
|------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Washer, Refrigerator, Dishwasher, Dryer, Garburator, Humidifier, Window Coverings, Garage door opener remote(s), Hood Fan, Stove |
| Heating    | Natural gas Forced air                                                                                                           |

|              |                          |
|--------------|--------------------------|
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| Fireplaces   | Wood                     |
| # of Stories | 2                        |
| Has Basement | Yes                      |

## Exterior

Exterior Features    Lawn

## Listing Details

Listing Office        Realtyone Real Estate Services Inc.



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