

\$550,000 - 5140 E Simard Avenue, Regina

MLS® #SK019427

\$550,000

4 Bedroom, 4.00 Bathroom, 1,362 sqft

Single Family on 0.10 Acres

The Towns, Regina, Saskatchewan

Welcome to 5140 E Simard Ave, located in The Towns in East Regina. This thoughtfully designed property offers the perfect blend of modern living and investment potential, featuring a regulation 1 bedroom suite with separate sidewalk and side entry, a great opportunity to live in style and convenience while generating additional rental income. As you step inside, you are greeted with 9ft ceilings, large windows with top-down bottom-up blinds that allow the natural light to flood in without sacrificing privacy as well as durable luxury vinyl plank flooring that flows through the entire home. The kitchen boasts white cabinetry, quartz countertops, tiles backsplash and stainless steel appliances with induction stove. A 2 piece bath with vanity and a generous size closet for additional storage finish off the main level. Upstairs, the vinyl plank flooring and natural light continue to flow into the primary bedroom with walk-in closet and ensuite that consist of a large double vanity and walk-in showing. 2 more bedroom, a 4 piece bath and laundry room with additional cabinetry and quartz countertops. All bedrooms upstairs come with black out blinds and ceiling fans with remotes. The quartz countertops, white cabinetry and luxury vinyl plank flooring continue to the lower level suite with galley style kitchen, in-suite laundry and air exchanger. The exterior and mechanical upgrades make life easy. Front and back underground sprinklers controlled by Rachio app, Eco bee thermostat. The



detached heated and insulated garage, Wi-Fi enabled garage remotes, 100amp panel, 240v, and wired internet. The corner lot not only gives added yard space, but also allows for additional street parking along the side. This neighborhood is known for its abundance of playgrounds, walking paths and green space, close proximity to shopping, groceries, gas and restaurants as well as medical clinics and pharmacies, with everyday convenience just minutes away at Acre 21 and Victoria East amenities. (id:6289)

Built in 2021

Essential Information

Listing #	SK019427
Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Square Footage	1,362
Acres	0.10
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	5140 E Simard Avenue
Subdivision	The Towns
City	Regina
Province	Saskatchewan
Postal Code	S4V3W5

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener remote(s), Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features Lawn, Underground sprinkler

Listing Details

Listing Office 2 Percent Realty Refined Inc.



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