

\$290,000 - 2440 Mcara Street, Regina

MLS® #SK020469

\$290,000

5 Bedroom, 2.00 Bathroom, 882 sqft

Single Family on 0.11 Acres

Arnhem Place, Regina, Saskatchewan

Tucked away on a quiet, tree-lined street, this charming bungalow is the perfect blend of comfort & investment potential with a regulation 2-bedroom basement suite. Offering flexibility for buyers wanting to live up & rent down or add a solid property to their portfolio. Over the years, this home has seen MAJOR structural and mechanical upgrades for peace of mind. Highlights include a full basement lift and new foundation (2011), updated sewer line (2011), new shingles on both house and garage (2025), and newer windows (2013) in several areas. Inside, youâ€™re greeted by a bright eat-in kitchen with plenty of cabinet space and natural lightâ€”perfect for morning coffee. Head into the living room, where beautiful hardwood floors add warmth and character. Down the hall, youâ€™ll find three comfortable bedrooms, each with generous closet space, and a full 4-piece bathroom to complete the layout. The basement suite is spacious and well-designed, featuring large windows, two good-sized bedrooms with big closets, and a welcoming living area that feels open and bright. The suite also has separate heating (electric down, gas up) and two updated electrical panels, ensuring comfort and efficiency for both units. Both suites come equipped with appliancesâ€”two fridges, two stoves, and shared washer and dryerâ€”making this a truly turnkey opportunity. Outside, enjoy a large yard with alley access, a single detached garage with a newer roof, and space to expand or build



bigger in the future. The yard is partially fenced, offering a balance of privacy and potential. Property currently generates \$1,875 per month (\$1,100 up, \$775 down). Landlord pays water and gas; tenants cover power. Located in desirable Arnhem Place, close to schools, parks, and downtownâ€”easy to rent and even easier to love. Whether youâ€™re an investor, first-time buyer, or looking for a mortgage helper, 2440 McAra Street is a smart move. (id:6289)

Built in 1953

Essential Information

Listing #	SK020469
Price	\$290,000
Bedrooms	5
Bathrooms	2.00
Square Footage	882
Acres	0.11
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2440 Mcara Street
Subdivision	Arnhem Place
City	Regina
Province	Saskatchewan
Postal Code	S4N2W5

Amenities

Features	Treed, Rectangular
Parking	Detached Garage, Gravel, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dryer, Stove
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Heating	Electric, Natural gas Baseboard heaters, Forced air
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	Coldwell Banker Local Realty
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