

\$199,900 - 1222 7th Avenue N, Regina

MLS® #SK020569

\$199,900

3 Bedroom, 1.00 Bathroom, 950 sqft

Single Family on 0.12 Acres

Churchill Downs, Regina, Saskatchewan

Perfectly positioned between north-end convenience and east-end energy (just a 10-minute drive!), this charming and affordable bungalow offers the best of both worlds. Built in 1962, this recently updated 3-bedroom, 1-bathroom home features just under 1,000 sq. ft. of comfortable living space. Ideal for first-time home buyers, investors, or empty nesters looking to downsize. Inside, you'll find a thoughtfully designed layout with everything you need on one level. The modern, yet traditional galley kitchen features rich but muted dark olive cabinetry, crisp white subway tile, and a classic palette of soft grey walls that continues throughout the home. Neutral laminate and linoleum flooring provide a timeless home - the perfect canvas to make this space your own. The open-concept living room, dining nook, and kitchen flow seamlessly together, creating a sense of connection while still offering distinct, functional spaces. Down the hall, three well-sized bedrooms each include custom closet systems, and a beautifully updated four-piece bathroom catches your eye with its colour drenched dark olive walls. Adjacent to the kitchen, a moody dark-gray mudroom adds character and convenience, complete with main floor laundry, ample storage, and a side door providing quick access to the backyard. Outside, enjoy a fenced, xeriscaped yard designed for low maintenance, with an exposed aggregate patio and mature trees providing natural shade and privacy. A rolling



gate leads to the oversized 16' x 24' detached garage - insulated, heated, and equipped with two 220V outlets - perfect for hobbies, storage, or winter parking. Additional updates include PVC windows and new shingles on the house (August 2022). This move-in-ready home combines comfort, function, and style in one affordable package. Contact your agent today for more information or to book your private showing! (id:6289)

Built in 1962

Essential Information

Listing #	SK020569
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Square Footage	950
Acres	0.12
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1222 7th Avenue N
Subdivision	Churchill Downs
City	Regina
Province	Saskatchewan
Postal Code	S4R0H4

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Window Coverings, Garage door opener remote(s), Hood Fan, Storage Shed, Stove
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Heating Natural gas Forced air
of Stories 1

Exterior

Exterior Features Lawn

Listing Details

Listing Office Royal LePage Saskatoon Real Estate



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