

\$699,900 - 2807 Assiniboine Avenue, Regina

MLS® #SK020641

\$699,900

5 Bedroom, 3.00 Bathroom, 2,480 sqft

Single Family on 0.17 Acres

Lakeview RG, Regina, Saskatchewan

Unique Lakeview Residence in a Premiere Location! Wascana Park, the Norman Mackenzie Gallery and Great Schools are all within walking distance. Enter the inviting foyer that leads into a spacious living room with its feature fireplace and display shelves, overlooking a sunroom with huge south-facing windows that fill both rooms with beautiful sunlight all year round. The perfect powder room is conveniently tucked away off the sunroom. Step down into the versatile family room, dining room and kitchen combination—fantastic for entertaining or daily family life. The gorgeous custom kitchen features quartz countertops, stainless steel appliances including a gas stove, an abundance of cabinets, and an immense sit-up island. This open area also has dual-aspect windows to capture natural light throughout the day and walks out to the back patio, while the sunroom opens to the deck—creating a seamless indoor-outdoor living experience. Upstairs are the first three bedrooms and a family bath, with one bedroom large enough to serve as a second primary suite. A few steps up are two more bedrooms. The main primary bedroom features a lovely fireplace, a spa-inspired ensuite, and access to a large private balcony overlooking the yard. The bedroom near the primary suite would be an ideal office or nursery. The lower level offers laundry facilities and a long row of built-in cupboards for all your storage needs. The backyard is private and spacious, featuring a



detached heated garage with a bonus 13'4" x 20' loft/studio above. Outfitted with a rubber floor and mirrored wall, itâ€™s perfect for a gym, yoga or dance studio, home office, or creative space. The front of the home offers an exposed aggregate double driveway for additional parking, plus space in the backyard for a playset or additional parking if desired. New Furnace 2025, Shingles 2018, 2 x 100 Amp Panels, 220 Garage Service. Book your private showing today to experience this truly one-of-a-kind Lakeview property! As per the Sellerâ€™s direction, all offers will be presented on 10/18/2025 11:30AM. (id:6289)

Built in 1953

Essential Information

Listing #	SK020641
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,480
Acres	0.17
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	2807 Assiniboine Avenue
Subdivision	Lakeview RG
City	Regina
Province	Saskatchewan
Postal Code	S4S1E2

Amenities

Features	Treed, Lane, Balcony, Double width or more driveway, Sump Pump
Parking	Detached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dryer, Microwave, Humidifier, Window Coverings, Garage door opener remote(s), Hood Fan, Stove
Heating	Natural gas Forced air
Fireplace	Yes
# of Stories	2

Exterior

Exterior Features	Lawn, Underground sprinkler
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Listing Details

Listing Office	Century 21 Dome Realty Inc.
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Listing information last updated on October 20th, 2025 at 8:31am PDT