

# \$449,900 - 3318 4th Avenue N, Regina

MLS® #SK020835

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.15 Acres

Coronation Park, Regina, Saskatchewan

Welcome 3318 4th Avenue N! This beautifully renovated 1,054 sq ft bungalow blends modern updates with timeless charm. Offering four bedrooms and two bathrooms, the home's thoughtful layout provides flexibility – one bedroom is attached to the primary suite, ideal for a nursery or dressing room, while another has been converted into a home office. The main bathroom features a heated tile floor and a charming clawfoot tub for a touch of luxury. The farmhouse-style kitchen brings warmth and character to the heart of the home. The lower level offers incredible versatility – it can serve as a non-regulation suite or as a fantastic entertainment space complete with a wet bar and room for a full-size fridge, electric fireplace and tons of storage. Outside, you'll find a xeriscaped backyard designed for easy maintenance and year-round enjoyment. The shop-quality garage is a dream – 32x32 in size with an oversized door, steel I-beam, radiant heat, air conditioning, and a built-in radial arm saw (to stay). Recent updates/upgrades include newer siding and windows (2022), newer shingles, new LVP flooring, upgraded lighting, and motorized blinds. Seller states the north wall has been blue-skinned with weeping tile installed and run out to the street. Situated on a mature, quiet street in Coronation Park, this home is move-in ready and packed with upgrades – perfect for anyone seeking comfort, functionality, and craftsmanship. This home



absolutely must be seen to be appreciated!  
As per the Seller's direction, all offers will  
be presented on 10/22/2025 12:00PM.  
(id:6289)

Built in 1959

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | SK020835      |
| Price          | \$449,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 1,054         |
| Acres          | 0.15          |
| Year Built     | 1959          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3318 4th Avenue N |
| Subdivision | Coronation Park   |
| City        | Regina            |
| Province    | Saskatchewan      |
| Postal Code | S4R0V6            |

### Amenities

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Features     | Treed, Rectangular, Double width or more driveway, Sump Pump |
| Parking      | Detached Garage, Gravel, Heated Garage, Parking Space(s)     |
| # of Garages | 1                                                            |

### Interior

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Satellite Dish, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener remote(s), Storage Shed, Stove |
| Heating      | Natural gas Forced air                                                                                                                  |
| Cooling      | Central air conditioning, Air exchanger                                                                                                 |
| Fireplace    | Yes                                                                                                                                     |
| Fireplaces   | Electric                                                                                                                                |
| # of Stories | 1                                                                                                                                       |

Has Basement      Yes

## Exterior

Exterior Features      Lawn, Garden Area

## Listing Details

Listing Office      RE/MAX Crown Real Estate



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