



**Prop Type:** Residential  
**SubType:** Detached  
**Sub-Location/Neighbourhood:** Gardiner Park  
**Style:** Bungalow  
**Bldg Type:** House  
**Year Built:** 2017  
**Additions:** No  
**Beds:** 4  
**SqFt:** 1,649  
**Zoning:** Residential Detached  
**Legal:** 102012725 Unit 9 Ext 0  
**Location:** Regina  
**Postal Code:** S4V 1R8  
**Possession:** 30 days neg  
**Add Yr Cmp:**  
**Baths:** 3  
**Levels AG:** 1.0  
**Ownership:** Condominium  
**Tax Amt/Yr:** \$8,291 / 2025  
**List Brokerage:** Century 21 Dome Realty Inc.

**Public Remarks:** \*\* Please visit 2098riverbendview.ca for full listing experience \*\* Welcome to this extraordinary custom-built walkout bungalow — where luxury lakeside living meets the convenience of the city, nestled in the heart of Riverbend in Regina. Offering approx. 3,200 sq. ft. of finished living space, this like-new home features 4 bedrooms, 3 bathrooms, and an impressive 135 feet of south-facing lakefront with stunning views. Start your mornings with coffee on the deck as the sun rises over the water, with ducks and geese creating a peaceful, ever-changing backdrop. Spend summer afternoons kayaking or paddleboarding steps from your backyard, and unwind in the evenings as the light fades across the lake — all while being minutes from east end amenities, schools, and shopping. This is true lake living without leaving the city. The main floor is beautifully appointed with 9 ft ceilings, timeless tile flooring, quartz countertops, and exceptional attention to detail throughout. The chef's kitchen is both elegant and functional, complete with a butler's pantry and dedicated coffee station. The spacious primary suite offers a luxurious ensuite with double sinks and premium finishes. Built to an exceptional standard, this home includes 68 piles, spray foam insulated basement walls, R60 attic insulation, and R27 walls for efficiency and peace of mind. 5-inch concrete in both the basement and garage, along with in-floor heat in the fully finished walkout basement and triple attached garage ensure year-round comfort. Car enthusiasts and hobbyists will love the triple car garage, featuring 8-foot overhead doors, a two-stage drain pit, hot and cold water outlets, and full PVC paneling. With ample height and space, there's room to add a lift or create the ultimate golf simulator. Properties like this rarely come to market. Experience the lifestyle at 2098 Riverbend View. Original plans are available.

**Rooms Information**

Beds: 4				Bathrooms: 3				# Kitchens: 1			
#	Level	Room	Size	Floor	#	Level	Room	Size	Floor		
1	M	Foyer	5 x 9 ft 10	Tile	2	M	Kitchen	13 ft 6 x 10 ft 2	Tile		
3	M	Other	5 x 7 ft 6	Tile	4	M	Dining Room	14 ft 2 x 11 ft 8	Tile		
5	M	Living Room	15 x 11 ft 2	Tile	6	M	Primary Bedroom	16 ft 8 x 12 ft 4	Tile		
7	M	Bedroom	10 x 10 ft 4	Tile	8	M	4-pc en suite	8 x 10 ft 4	Tile		
9	M	4-pc bath	- x -	Tile	10	M	Mudroom	5 x 5 ft 10	Tile		
11	B	Recreation Room	23 ft 4 x 31 ft 8	Tile	12	B	Office	8 ft 4 x 10 ft 8	Tile		
13	B	Bedroom	12 x 12 ft 4	Tile	14	B	Bedroom	12 ft 8 x 9 ft 8	Tile		
15	B	3-pc bath	- x -	Tile	16	B	Laundry	9 ft 10 x 18 ft 8	Tile		
17	B	Utility Room	7 x 10	Concrete							

**Property Information**

**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Stone, Stucco  
**Basement Type, Development:** Full Basement, Walkout, Fully Finished  
**Bsmnt Walls:** Concrete  
**Equip Incl:** Central Vac Attached, Central Vac Attachments, Dishwasher Built In, Dryer, Fridge, Garage Door Opnr/Control(S), Hood Fan, Satellite Dish, Stove, Washer, Window Treatment  
**Features:** Air Conditioner (Central), Air Exchanger, Alarm Sys Rented, Gas Bbq Hookup, On Demand Water Heater, Sump Pump, T.V. Mounts, Underground Sprinkler, Wet Bar  
**Outdoor:** Deck, Lawn Back, Lawn Front, Partially Fenced, Patio, Trees/Shrubs  
**Heating:** Forced Air, In Floor, Natural Gas  
**Water Htr:** Included/Gas  
**Heating Source Rented?:** No  
**Fireplace:** 1/Gas  
**Lot Width:**  
**Lot Desc:** Irregular, Waterfront, Cul-De-Sac  
**Gar/Prk:** 3 Car Attached  
**Garage Size:** 24.0 x 41.0  
**Driveway:** Concrete Drive, Double Drive, Exposed Aggregate  
**Sep Entry:** Yes  
**Bsmnt Ste #:**  
**Wtr Softner:** Included  
**Heating Source Rented Description:**  
**Tot Lot Area:** 8,040.00 Square Feet  
**Insulated Garage:**  
**Heated Garage:** Yes  
**Park Sp:** 6

**Condo Information**

**Condo Name:** The Owners Condo Corp  
**Fee Assessed:** Yes  
**Condo Mgmt:** Self Managed  
**Mgmt Firm Name:**  
**Condo Fee Incl:** Other  
**Special Assessment Levy:** No  
**Condo Fees:** \$108.00  
**Pets:** Pets Allowed  
**Unit Faces:**  
**Unit Level:**  
**Phone:** (306) 698-7778  
**Special Assessment Levy Amount:**

This information is believed to be reliable but should not be relied upon without verification.