



GRASSROOTS
REALTY GROUP

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**304 & 306 2 Street W
Lashburn, Saskatchewan**

MLS # A2213939



\$279,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,767 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: n/a

Welcome to 304 & 306 2 Street W, Lashburn — a fantastic investment opportunity in a charming, quiet community just a short commute to Lloydminster. This fully occupied duplex is well-maintained, with Unit 306 featuring recent updates, including new flooring, a refreshed kitchen, and fresh paint. Unit 304 has updated flooring as well. Both units offer ample parking and are nestled in a peaceful area. Explore the floor plans to see the practical layouts that make this property an excellent addition to your portfolio.