



GRASSROOTS
REALTY GROUP

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**4743 Barr Crescent
Lloydminster, Saskatchewan**

MLS # A2225753



\$219,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	870 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Looking for a great Saskatchewan side starter. Look no further! Located on Barr Crescent this 4 bed 1 bath home is value priced, whether you're a first time buyer or an investor. Situated on a huge lot measuring over 7,000 SF means there's room for the kids, the pets and a combination of both! This classic style bungalow gives you a nice sized living room and kitchen/dining area with a great view of the backyard. There's 3 bedrooms and a 4 piece bath upstairs and a huge family room and adjoining rec room downstairs that just needs some flooring. There's also another bedroom downstairs and to top it off the family room even has a gas fireplace! Check out the 3D tour!