



GRASSROOTS
REALTY GROUP

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4814 39 Street S
Lloydminster, Saskatchewan

MLS # A2231738



\$225,000

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	See Remarks, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs, Sump Pump(s)		

Inclusions: N/A

Welcome to this cozy little home. The main floor features the galley Kitchen at the back of the house with the laundry area close by. In the front of the house is the large living and dining room. There is one bedroom and the main bathroom that completes the main floor. Downstairs you will see one large bedroom, another good sized bedroom, a four piece bathroom and storage areas. There is a large back yard, that is fenced for your enjoyment. The single detached garage has been transferred into storage. The windows have been redone and need some finish work. Make your appointment today. This is a must see.