



**GRASSROOTS**  
REALTY GROUP

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**4514 49 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2232297**



**\$99,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	550 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
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Affordable Opportunity Across from E.S. Laird School This cozy home sits on a beautiful treed lot with alley access, just steps from E.S. Laird School. It's the perfect opportunity for someone looking to get into the market or take on a project. Inside you'll find an open concept layout connecting the kitchen and living area, plus a spacious bathroom, main floor laundry, and one good-sized bedroom. With some TLC, this home could shine. The lot offers privacy and potential.