



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4th Street E /76 Ross Avenue  
Lashburn, Saskatchewan**

**MLS # A2232657**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	1938 (87 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	0.69 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance, Vinyl Windows		

**Inclusions:** Air Exchanger, Rain Barrels, Greenhouse, Pool & Washer/Dryer "AS-IS"

Welcome to 76 Ross Avenue in Lashburn, SK—a rare opportunity to own a spacious, family-friendly home set on five residential lots (0.69 acres) in a serene, park-like setting at the edge of town. Thoughtfully updated, the exterior features newer vinyl siding with eye-catching manufactured stone accents, updated shingles, and vinyl windows—all combining durability with timeless curb appeal. The large gravel driveway provides ample space for RV parking and includes plug-ins, while the beautifully landscaped yard offers mature trees, lush lilacs, a greenhouse, a garden, and a fenced area with a former pool ready to be revived for summer fun. Inside, the home delivers space and versatility with four main-floor bedrooms, two full bathrooms, and multiple living areas including a den, living room, and large family room. Stylish laminate and vinyl plank flooring and in-floor heating create a warm, inviting feel. Upstairs you'll find a charming bedroom, a playroom, and a 2-piece bath—perfect for kids or guests. Two bright, fully renovated lower levels offer even more space and potential. The NE basement includes a walkout entrance, in-floor heat, a new boiler, updated electrical panel, and access to a cold room and the heated 28' x 28' garage. The SW basement provides a massive rec room, an additional bedroom, and plenty of storage. With incredible value, thoughtful, quality updates, generous space, and true character, this home is ready to grow with your family and offer years of comfort, fun, and functionality.