



**GRASSROOTS**  
REALTY GROUP

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**3505 45 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2234633**



**\$324,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Lawn, Rect		

<b>Heating:</b>	Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Super Saskatchewan Starter! Here's an excellent value you should definitely take a look at! Situated on a large corner lot and located close to schools and parks make this an ideal choice. This home has a private yard with lots of trees. The attached 2 car garage is difficult to find in this price range so that's another big plus. Step inside and you'll notice most of the house has been re-painted and the whole house has been professionally cleaned up and down. The large living room is complimented by big windows and the kitchen has nice sized windows so if you like sunshine, you'll love this house. The two bedrooms upstairs give you great views of the backyard and there's a 4 piece bath upstairs as well. Downstairs features a real big family room with easy care laminate and lots of windows. Two more large bedrooms and a 3 piece bath finish off the basement. All this and you can have a quick possession! Make sure to check out the 3D tour!