



GRASSROOTS
REALTY GROUP

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**4601 33 Street
Lloydminster, Saskatchewan**

MLS # A2237156



\$349,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,016 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, See Remarks		

Heating: Central, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Natural Gas B B Q Hook up

Enjoy the updates on this renovated, beautiful bi-level. Kitchen has newer, modern cabinets with a moveable island. Patio doors lead out to an 8' X 16' deck. A living room, two bedrooms and two baths complete the upper level. Downstairs has a large family room with a natural gas fireplace, two bedrooms, a half bath with a utility room and plenty of storage. The fully fenced yard is nicely landscaped with a fire pit, a gazebo on the deck and an insulated shed. The front of the house features a 10' x 14' deck perfect for coffee with the neighbours! This beautiful bi-level is complete with a double attached garage and is priced to sell! Make your move!