



GRASSROOTS
REALTY GROUP

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213 3 Street W
Lashburn, Saskatchewan

MLS # A2237353



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	909 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Gravel Driveway		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Discover this inviting 900+ sq ft home nestled on two full lots in the peaceful community of Lashburn. Step inside to a spacious dining area and a bright living room—originally the primary bedroom—which can easily be converted back if preferred, one bedroom and 4 piece bath. The functional kitchen includes all major appliances, making move-in a breeze. The back entrance opens to a large porch that leads out to a beautifully treed backyard featuring a new deck, firepit area, and multiple storage sheds. You’ll also find a generous 24x26 heated garage with back alley access—perfect for year-round use. Downstairs, the fully developed basement offers two additional bedrooms, a full bathroom, a cozy family room, cold storage under the stairs, an extra storage room, and a large laundry/utility area. Recent updates in 2022 include new siding, shingles, eavestroughs, and several windows on both the home and garage, as well as new basement flooring—providing peace of mind and added value. With flexible living spaces, abundant storage, and a spacious lot in a quiet location, this home is ideal for families or first-time buyers. Don’t miss your chance to own a well-maintained property with room to grow!