



GRASSROOTS
REALTY GROUP

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**110 6 Avenue
Lashburn, Saskatchewan**

MLS # A2237708



\$369,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,318 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This well-maintained 3-bedroom, 3-bathroom modified bi-level is a fantastic opportunity to enjoy comfortable family living in the desirable community of Lashburn, SK – just 20 minutes from Lloydminster. Situated in a quiet, family-friendly neighbourhood with no rear neighbours, this home offers privacy and peaceful prairie views right from your backyard. The bright and spacious layout features a vaulted ceiling in the main living area, a functional kitchen with ample cabinetry, and a generous dining space that opens onto a deck, perfect for entertaining or enjoying summer evenings. The primary suite is privately tucked away on its own level and includes a walk-in closet and a full ensuite. Two additional bedrooms and two more full bathrooms make this home ideal for families of all sizes. You'll also appreciate the large double attached garage, providing plenty of room for vehicles, storage, or a workshop area. The home is in very good condition, showing pride of ownership throughout. Whether you're a growing family or looking to settle in a quiet town with quick access to the city, this is one you won't want to miss! Don't wait – book your private showing today! Check out the 3D virtual tour!