



GRASSROOTS
REALTY GROUP

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**4807 49 Street
Lloydminster, Saskatchewan**

MLS # A2237865



\$154,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Central, Natural Gas

Floors: See Remarks, Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: C1

Utilities: -

Inclusions: N/A

Welcome home to this cute 3 bedroom bungalow located close to shopping and schools and downtown core. This home has had a lot of updating from all new vinyl plank through out, All new kitchen with upgraded appliances, new furnace and hot water heater replaced in 2019. Shingles were just replaced in August so one less thing to worry about. Perfect little family home also has a fully functional basement that has new gyprock on outer walls and ready for development. A fully fenced back yard with alley access and lots of parking. Immediate occupancy so lets get you moved in before winter!