



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4710 45 Street  
Lloydminster, Saskatchewan**

**MLS # A2238400**



**\$128,500**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	1941 (84 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden, Landscaped, Lawn, Private, Rectang		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Other

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** N/A

Make your move! This property presents with opportunity plus for cost effective living, revenue potential or a future multi-family construction project. The centrally located double lot (66 x 122 - 8,045 square feet) is zoned R4. The property is fully fenced and nicely treed with rear alley access and a garden space. There is plenty of room to store your toys, tools or vehicles out of the elements in the 24 x 24 detached garage or the large storage shed. You will find a cozy, carpet free two bedroom home with a functional floorplan and main floor laundry which has seen several updates, yet leaves room for your own improvements. An immediate possession date is available.