



**GRASSROOTS**  
REALTY GROUP

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

**4503 45 Street  
Lloydminster, Saskatchewan**

**MLS # A2241494**



**\$62,500**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	689 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Other, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Attention first time home buyers, landlords and investors. Are you looking for a fixer upper? This 1945 home has almost 700 sq.ft. of living space on the main floor and includes a full kitchen, living room, 2 bedrooms, a full 4 piece bathroom plus a spacious front entry. The partial basement measures 12 ft x 14 ft. It is accessed from the kitchen floor and hosts the furnace, the water heater and lots of storage space. Disclosure: Sellers have never lived in the property and the property is being sold in as is condition.