



**4503 45 Street
Lloydminster, Saskatchewan**

MLS # A2241494



\$62,500

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

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

Inclusions: N/A

Fixer upper available for quick possession. Are you handy with home repairs? Do you have friends that are into the trades? Do you want to fix up a property for your self or rent it out? This might be the home for you. 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 and hosts the furnace, the water heater and lots of storage space. The utilities are hooked up and working. Disclosure: Sellers have never lived in the property and the property is being sold in as is condition.