



GRASSROOTS
REALTY GROUP

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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

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.