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4503 45 Street Lloydminster, Saskatchewan

MLS # A2241494



\$62,500

Division:	East Lloydminster				
Type:	Residential/Ho	use			
Style:	Bungalow				
Size:	689 sq.ft.	Age:	1945 (80 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				

Floors:Carpet, LinoleumSewer:-Roof:Asphalt, ShingleCondo Fee:-Basement:Partial, UnfinishedLLD:-Exterior:Wood FrameZoning:R1Foundation:Block, Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Partial, Unfinished LLD: - Exterior: Wood Frame Zoning: R1	Floors:	Carpet, Linoleum	Sewer:	-
Exterior: Wood Frame Zoning: R1	Roof:	Asphalt, Shingle	Condo Fee:	-
	Basement:	Partial, Unfinished	LLD:	-
Foundation: Block, Poured Concrete Utilities: -	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.