



GRASSROOTS
REALTY GROUP

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**4503 45 Street
Lloydminster, Saskatchewan**

MLS # A2241494



\$74,900

Division:	East Lloydminster		
Type:	Residential/House		
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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	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.