



GRASSROOTS
REALTY GROUP

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

2620 46 Avenue
Lloydminster, Saskatchewan

MLS # A2249428



\$245,000

Division:	Aurora		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,008 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, Wood	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, Se
Features:	Laminate Counters, No Smoking Home, Wood Windows		

Inclusions: HOME AS IS - AS VIEWED

This 4 level split is located on the Saskatchewan side of Lloydminster. Location Location Location!!! this home is located near schools and on a quiet crescent. Perfect home for the handy person! It has loads of potential and perfect for a first time home owner. The kitchen dining area has a single door pantry and garden doors, closet and side door. The Laundry is located on the 2nd level next to the 4 piece bath. The single attached garage is a definite bonus... Shelving is included. The storage and furnace room and located on the lower level. All appliances are in as is condition. No Real Property Report. Buyer to purchase title insurance. No Property Condition Disclosure - home was rented. The home is sold as is.