



GRASSROOTS
REALTY GROUP

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4812 36 Street
Lloydminster, Saskatchewan

MLS # A2254556



\$269,000

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular L		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding, Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to this inviting 4 bedroom, 2-bathroom residence nestled in a friendly Lloydminster neighbourhood. This home blends modern updates with everyday comfort, making it ideal for families or anyone seeking a peaceful retreat. Key Highlights: Bright and open living spaces create a welcoming atmosphere for relaxing or entertaining. The kitchen is practical and well laid out, perfect for preparing meals and gathering with loved ones. Four comfortable bedrooms provide space for the family and guests. Two full bathrooms, thoughtfully maintained, add convenience for busy households. Newer flooring throughout enhances the style and comfort of the home. The large double detached garage offers excellent parking, storage, or workshop potential. The property is fully fenced with alley access, making it great for families, pets, and secure parking options. Location Perks: Conveniently located near schools, parks, shopping, and amenities. A quiet street with quick access to all corners of Lloydminster. Your Opportunity: Move-in ready with valuable upgrades, this property combines functionality and charm. With its fully fenced yard, alley access, and spacious garage, it's a rare find in today's market. Check out the 3D virtual tour.