



**GRASSROOTS**  
REALTY GROUP

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**4828 42 Street  
Lloydminster, Saskatchewan**

**MLS # A2255857**



**\$209,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Hot Tub

This charming home sits on a double lot and is bursting with character! The open floor plan features a functional kitchen with space for a table and the bright South facing living room features original hardwood flooring. The main floor also consists of 2 good sized bedrooms and a fully renovated bathroom. Upstairs you'll find the primary oasis! Huge space featuring lots of space for a king size bed, a sitting area, vanity area, large closet and a 3 piece ensuite! The backyard is private and tranquil with lots of trees, new fence, raised garden beds, large deck and an included hot tub to help unwind after your day!