



GRASSROOTS
REALTY GROUP

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

**4828 42 Street
Lloydminster, Saskatchewan**

MLS # A2255857



\$219,900

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

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	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!