



GRASSROOTS
REALTY GROUP

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1828 49 Avenue
Lloydminster, Saskatchewan

MLS # A2256411



\$239,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.21 Acre		
Lot Feat:	City Lot, Corner Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: One garage door opener

This home is zoned R3 with excellent revenue opportunity. With some updating and additional finishing in the basement, this home can easily accommodate an upper and lower tenant with access to shared laundry and two entrances. The oversized double attached garage with entrance into the common area is a bonus. The main floor has a full kitchen, living room, two bedrooms and one bathroom. This home has been lovingly cared for by one owner. The windows have been replaced, the water heater is newer, the shingles are in excellent condition. This home is also an excellent starter home for someone who wants to get into home ownership and have the large garage at a reasonable price.