



**GRASSROOTS**  
REALTY GROUP

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

5308 49th Avenue  
Lloydminster, Saskatchewan

MLS # A2256719



**\$119,900**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	798 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Off Street, Outside, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

AFFORDABLE 1 bedroom bungalow located in Lloydminster, SK. R4 Zoned. Large lot with rear alley parking. Enclosed front sun room/porch entry, cozy living room with hardwood floors, bedroom, updated bathroom with laundry and a bright kitchen/eating area. Large rear porch that's insulated. Room for a garage! Updates include furnace, Hot water tank, sump pump.