



GRASSROOTS
REALTY GROUP

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

4710 37 Street
Lloydminster, Saskatchewan

MLS # A2260375



\$308,000

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Private		

Heating:	Boiler	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions:	Gazebo
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Full of charm and character, this bungalow is just steps from Jack Kemp School! The kitchen shines with updated cabinets, new appliances (2022), and excellent counter and storage space. The dining room flows seamlessly into a bright family room featuring stunning original hardwood floors and tons of natural light from the brand-new windows. The main floor includes three bedrooms, a hallway laundry closet, and a gorgeous fully renovated bathroom with double sinks. The finished basement adds even more living space with new flooring, an additional bedroom and bathroom, a spacious family room, and loads of storage. Outside, enjoy a large private yard—perfect for relaxing or entertaining. Recent updates also include modern light fixtures and a new boiler (2018).