



GRASSROOTS
REALTY GROUP

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

1803 49 Avenue
Lloydminster, Saskatchewan

MLS # A2264350



\$309,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

This bright and cozy Saskatchewan starter home is full of charm and natural light. The large front living room has big windows that make the space feel warm and inviting with the focal point being the accent wall for added charm. This well curated home features three bedrooms on the main, plenty of storage, and a primary bedroom with access to the walkthrough bathroom. The kitchen has ample cabinets with an island that overlooks the dining for open concept living. The fully finished basement offers even more space with a large living room, two additional bedrooms, a full bathroom, and brand-new vinyl flooring. This home is cute, functional and has a great backyard that is fully fenced with a storage shed and garden boxes. It is the perfect hang out area with the quaint deck and extra parking with Rv parking. This home is turn key and awaits you!