



**GRASSROOTS**  
REALTY GROUP

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**4743 Barr Crescent  
Lloydminster, Saskatchewan**

**MLS # A2274033**



**\$199,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Looking for a great Saskatchewan side starter. Look no further! Located on Barr Crescent this 4 bed 1 bath home is value priced, whether you're a first time buyer or an investor. Situated on a huge lot measuring over 7,000 SF means there's room for the kids, the pets and a combination of both! This classic style bungalow gives you a nice sized living room and kitchen/dining area with a great view of the backyard. There's 3 bedrooms and a 4 piece bath upstairs and a huge family room and adjoining rec room downstairs that just needs some flooring. There's also another bedroom downstairs and to top it off the family room even has a gas fireplace! Check out the 3D tour!