



GRASSROOTS
REALTY GROUP

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**4743 Barr Crescent
Lloydminster, Saskatchewan**

MLS # A2274033



\$199,900

Division: East Lloydminster

Type: Residential/House

Style: Bungalow

Size: 870 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 4 **Baths:** 1

Garage: Parking Pad

Lot Size: 0.17 Acre

Lot Feat: See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Concrete, Laminate, Linoleum

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: 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!