



GRASSROOTS
REALTY GROUP

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21 1 Street W
Neilburg, Saskatchewan

MLS # A2274600



\$124,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	726 sq.ft.	Age:	1945 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s), Vinyl Windows		

Inclusions: SHED

Welcome to this well kept 2 bedroom, 2 bath home located in the quiet community of Neilburg Sask, just 45 minutes from Lloydminster. Situated on doubled fenced lot (100X120) This property offers plenty of outdoor space and great privacy. Enjoy sitting out on the 12x16 deck. The home features many important updates , including newer windows, siding, fencing, updated electrical to 100 amp service. Both Bathrooms have been fully renovated, providing a fresh and modern feel. An attached single garage adds convenience and the 1945 character gives the home charm with the benefit of modern improvements. A solid starter home or investment property in a welcoming small-town setting . 24 Hour notice required for all showings .