



**GRASSROOTS**  
REALTY GROUP

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**4703 37 Street  
Lloydminster, Saskatchewan**

**MLS # A2275190**



**\$364,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** NA

This freshly renovated home in Lloydminster, Saskatchewan offers an open floor plan that's perfect for a growing family. Updates are found throughout, including new flooring, fresh paint, updated bathrooms, shiplap ceilings, and modern fixtures—the list goes on. The bright kitchen features a huge island, new stainless steel appliances, and plenty of storage, making it great for everyday living and entertaining. The layout includes 2 bedrooms up and 2 bedrooms down, along with 3 bathrooms, including a private ensuite off the primary bedroom. New vinyl windows and siding add to the home's comfort and value. Outside, you'll appreciate the two-car detached garage and the home's great location, making this a move-in-ready property with space, style, and function.