



GRASSROOTS
REALTY GROUP

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**5308 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2277408



\$119,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	798 sq.ft.	Age:	1928 (98 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, On Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Irregular		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Metal

Basement: Crawl Space

Exterior: Wood Frame

Foundation: Block

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: n/a

AFFORDABLE! Great Investment Opportunity or starter home! This 1 bedroom bungalow is close to the Lloydminster Golf course and Community venues. R4 zoning. Situated on a large lot with room to build a garage, rear lane access/parking and completely fenced. You'll find a large sun room/porch entry, cozy living room area with hardwood flooring, bedroom, kitchen/dining room, full 4 PC bathroom with laundry area and a large insulated mudroom at the rear. Updates have been done throughout that include furnace, hot water tank, sump pump, updated bath/laundry.