



**GRASSROOTS**  
REALTY GROUP

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4710 37 Street  
Lloydminster, Saskatchewan

MLS # A2281159



**\$309,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped, Private		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Full of charm and character, this bungalow is just steps from Jack Kemp School! The kitchen shines with updated cabinets, new appliances (2022), and excellent counter and storage space. The dining room flows seamlessly into a bright family room featuring stunning original hardwood floors and tons of natural light from the brand-new windows. The main floor includes three bedrooms, a hallway laundry closet, and a gorgeous fully renovated bathroom with double sinks. The finished basement adds even more living space with new flooring, an additional bedroom and bathroom, a spacious family room, and loads of storage. Outside, enjoy a large private yard&mdash;perfect for relaxing or entertaining. Recent updates also include modern light fixtures and a new boiler (2018).