



**GRASSROOTS**  
REALTY GROUP

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4719 23 Street  
Lloydminster, Saskatchewan

MLS # A2283310



**\$449,900**

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,119 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum, Wood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** none

Spacious Saskatchewan side bungalow backing green / park space on an oversized lot. Offering over 2100 sq feet on the main level, this home features a living room plus family room with wood-burning fireplace, a functional kitchen with colour (temperature) changing lighting, and main floor laundry in the large mud room off the garage. The main level includes 3 bedrooms and two bathrooms, including an en-suite with in floor heat, and the main bath is also wired for future in-floor heat. The concrete basement adds a large family room, two additional bedrooms, a den with an older unused hot tub, bathroom, and two large storage rooms. High efficient furnace, central air conditioning, and central vac complete the home. Outside, enjoy a large 70' X 160' lot that backs on to Rekrutiak park, with a walkway beside the home to give extra separation from the neighbours. The double attached garage has an electric heater, and rubber paving on the driveway to complete this great SK side property.