



**2609 42 Avenue Close
Lloydminster, Saskatchewan**

MLS # A2301254



\$324,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	998 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Rectangular Lot, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

Quiet home with No Backyard Neighbours This cozy well maintained bi level sits on a peaceful street with no one behind you — The home features • Size: About 998sq ft per level • Bedrooms: 2 up, 2 down — 4 total with a bonus room •3 bathrooms • Kitchen: Spacious and bright • Garage: Oversize single attached, heated with radiant heat and a through door • Comfort: Central air-conditioning and underground sprinklers • Updates: New shingles in 2021. All Poly B plumbing has been upgraded Come and check it out