



**4506 30A StreetClose
Lloydminster, Saskatchewan**

MLS # A2303184



\$299,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	914 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn		

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

Inclusions: N/A

Tucked away in a quiet Sask-side cul-de-sac, this attractive fully developed 3-bed 2-bath bi-level home is the perfect fit for families looking for both comfort and location. The main floor offers a bright, functional layout with easy flow between living room, dining room, and kitchen plus direct access to the deck for everyday living and entertaining. There are also 2 well-sized bedrooms and a 4-pc bathroom on the main level. Downstairs, you will find additional living space including a family room, a bedroom, a 3-pc bathroom, laundry and direct entry to the single attached garage. The garage is insulated and features a convenient drive through bay. There is also asphalt parking outside with room for an additional vehicle and a small RV. Improvements at this home include vinyl windows and an updated high-efficiency furnace. Outside, enjoy a fully fenced yard with patio and deck. This property is within walking distance of schools and the Jay-cee Hill Park. Jay-cee Hill Park boasts walking trails, ball diamonds and a sledding hill. This is a great property in a great location. Public Open House Monday April 20th from 5:30-7:00. Call to view.