



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2608 44 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2126684**



**\$373,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | East Lloydminster City   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,063 sq.ft.   | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Single Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Few Trees, Gazebo, Fro |               |                   |

**Heating:** Fireplace(s), Floor Furnace, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum, Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Wood

**Utilities:** -

**Features:** Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Negotiable - Hot tub and Hardwired Sauna

Welcome Home! This Saskatchewan side home is located in a quiet, family friendly neighbourhood with close proximity to parks, Winston Churchill Elementary School and bus stops for JR and SR high schools. Immaculately maintained and updated with many bonus features found both inside and out! You are greeted with pleasant street presence on the fully fenced corner lot with stone walking path and new composite front step, the fencing is maintenance free chain link with privacy slats. The upper BBQ deck, also with wood privacy screen is newly built by Roswell Homes and there is a convenient gated area for a dog run, the yard is nicely landscaped with perennial beds, a ground level rear deck complete with an included gazebo with privacy screens. The yard site features underground sprinklers front and back and a massive storage shed to tuck away yard supplies or extra toys. This double attached garage will not disappoint! Check out the polyaspartic floor covering, new overhead opener, airline and compressor, included 2nd fridge, heavy shelving and workbenches. Attached to the garage is a private, on grade bay addition by Roswell Homes complete with a full air exchange, underground gutter system, rear overhead door and a negotiable hot tub! The front entry way is sizable to welcome guests, drop coats, boots, bookbags or groceries. Lovely, new vinyl plank flooring on the main by Midwest Flooring presents a modern living space with fresh paint, vaulted ceilings and a unique layout fresh with natural light. The functional kitchen with pantry and plenty of counter space is highlighted with a stainless appliance package and tasteful glass tile backsplash and the adjoining dining room is expandable in this open concept space and has convenient access to the upper deck for BBQs. Down the hall you find three bedrooms and the main bath. All window coverings

are included, and this home has central air-conditioning. The basement family room is a great size for any furniture layouts also features vinyl plank flooring and has an included electric, wall mounted fireplace and negotiable sauna, wired by Harris Electric on its own breaker. There is a handy dedicated laundry/utility room with attached shelving, included washer, dryer and freezer. The basement bathroom is newly renovated and stunning with linoleum 'tile' flooring, custom vanity with quartz countertop and glass shower. You will find the largest bedroom in the home with walk in closet just down the hall, it has cushy, brand new carpet and tucked off on its own, this is a great option for teenagers or for your own, quiet primary bedroom suite. This home has a lot to offer. Make your Move!