



GRASSROOTS
REALTY GROUP

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4217 49 Avenue
Lloydminster, Saskatchewan

MLS # A2213200



\$298,000

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Lawn, F		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Concrete, Linoleum

Roof: Metal

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Other

Features: Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome Home! This one owner, custom bi-level was built with pride in 1997 and is now seeking new owners to appreciate it and call it home. A convenient location for walk-score and easy access to amenities and services for those who work or enjoy walking to services in the central areas of Lloydminster! Here you will find an abundance of parking with the corner lot, massive concrete drive/RV parking and the supersized 30x18 attached and insulated garage with nearly 13-foot ceilings! Tons of room for parking or completing projects here. The living room, dining and kitchen are an open concept plan and the kitchen offers an appliance package, island, corner pantry and direct access to the rear deck for BBQ access or enjoying the south sunshine. This unique layout offers five-bedrooms and three bathrooms all efficiently tucked within its' modest footprint. On the main you have two bedrooms (one with a walk-in closet) with a jack and jill three-piece ensuite separating them as well as a convenient four-piece guest bath. Downstairs is a bright and welcoming family room, spacious laundry/utility a four-piece bath and three additional bedrooms. The layout is such that should you have large or extended families, guests or tenants that all can have their own space and privacy. Bonuses include great storage options with plenty of closets, dedicated cold room storage, maintenance-free metal roof and stucco siding, newly constructed fence, all new PEX plumbing lines and an included washer and dryer. This is a Power of Attorney sale, to be sold 'as is where is', no disclosure statement will be provided, the sellers family is aware that water seeps in through the overhead garage door during spring melt or heavy rains. Buyers are to do their own due diligence. Make your move!

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