



5308 49 Avenue  
Lloydminster, Saskatchewan

MLS # A2277408



**\$119,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	798 sq.ft.	<b>Age:</b>	1928 (98 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, On Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Irregular		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** n/a

**AFFORDABLE!** Great Investment Opportunity or starter home! This 1 bedroom bungalow is close to the Lloydminster Golf course and Community venues. R4 zoning. Situated on a large lot with room to build a garage, rear lane access/parking and completely fenced. You'll find a large sun room/porch entry, cozy living room area with hardwood flooring, bedroom, kitchen/dining room, full 4 PC bathroom with laundry area and a large insulated mudroom at the rear. Updates have been done throughout that include furnace, hot water tank, sump pump, updated bath/laundry and recent updated 100amp Electrical!