



GRASSROOTS
REALTY GROUP

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4821 47 Street
Lloydminster, Saskatchewan

MLS # A2286332



\$179,900

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	735 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Block
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: NC

Utilities: -

Inclusions: None

Welcome Home! Here you find a nicely maintained and centrally located starter or investment property. Super cute presence on a tree lined street. Cozy living area and eat in kitchen with two bedrooms and one bath upstairs and a finished basement family room for extra flex space downstairs, this would make a great theatre room or children's play area. Upstairs has new vinyl plank flooring, and a bright white kitchen with tasteful subway tiles and included appliances. Approximately fifteen years ago this home was fully renovated including vinyl siding and low E Argon windows. Both the front and rear foyers are a generous size to drop off coats and boots. The rear yard is fully fenced with rear alley access, parking for two vehicles and two included storage sheds. A quick possession date can be accommodated, put this home on your must see list. Make your move!