



GRASSROOTS
REALTY GROUP

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4801 42 Street
Lloydminster, Saskatchewan

MLS # A2305847



\$224,777

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	924 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Landscaped, Lawn		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Block

Features: Ceiling Fan(s), Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Welcome to this well-maintained bungalow offering outstanding value for first-time buyers, young families, downsizers, or investors. Situated on a spacious corner lot, this 3-bedroom, 2-bathroom home combines functional living space, a great yard, and excellent potential at an affordable price point. The bright main floor features a spacious front living room highlighted by a large picture window that brings in plenty of natural light, updated flooring throughout, neutral modern tones, and a roomy eat-in kitchen with ample cabinetry and great storage. Two comfortable main floor bedrooms and a full bathroom complete the upper level. The partially developed basement adds excellent additional living space with a large family room, third bedroom, dedicated laundry area, generous storage space, and a mostly finished 3-piece bathroom with a shower that just needs a few final finishing touches to complete. The rear mudroom entrance adds everyday convenience and practical, separate access. Outside, you'll appreciate the fully fenced, oversized yard with mature trees for added privacy, a rear deck, storage shed, side access, and plenty of room for future garage development if desired. The corner lot location also offers added parking flexibility and strong curb appeal. Priced at just \$239,777, this home is clean, functional, and offers excellent value with room to add your own finishing touches and build additional equity. Check out the 3D virtual tour.