



GRASSROOTS
REALTY GROUP

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5438 49 Avenue
Lloydminster, Saskatchewan

MLS # A2307217



\$229,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,144 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Lawn, Many		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: As is - where is Personal possessions are being removed.

Make your move! A massive, double corner lot with rear alley access and surrounded by white vinyl fencing with the added potential of Medium Residential Density zoning in North Lloydminster, SK. The four level spit home was constructed in 1972 and has had some updates such as furnace, water tank, windows and shingles. There are four bedrooms total, including the supersized master with his and hers closets, hers being a lovely walk-in closet and a convenient built in desk area as well. Two full, four-piece bathrooms have also seen updates over the years. You will find a functional U-shaped kitchen with eat-in dining area, tons of cabinetry and handy built ins. The living area is substantial in size with room for many furnishing arrangements. There is a dedicated 3rd floor laundry area (complete with a laundry shoot!) and the basement houses a family room, a ton of available storage and a cold room. The partially insulated garage is 22x24 with a 7x24 foot storage room addition. The yard site is private, well treed with a garden area, firepit and plenty of potential. A large piece of land, close to many conveniences with the added potential of building in your own equity with updates and improvements. An excellent family home or investment potential for rental plus the future opportunity of the large land component with built in parking for Lloydminster Exhibition events for your friends and family or walking distance to golf and curling! Interior photos will be updated only once the family has removed possessions from the property - they are currently working on this. This home is being SOLD as is where is with no warranties or representations by the Seller. A possession date can be flexible depending on the Buyers needs.