



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5530 49 Street
Lloydminster, Saskatchewan

MLS # A2309917



\$99,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	654 sq.ft.	Age:	1930 (96 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MDR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: None

Looking for your first revenue property with instant revenue? Well look no further this little one bedroom home may be just the perfect fit to start or expand your portfolio! This property makes a great rental - current tenant has been there for approximately 2 years and willing to stay. The lot is massive and zoned R4 so the potential is there to expand. Furnace and hot water heater have been replaced recently. This one won't last long - call today!