



**3907 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2313691



\$249,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: playhouse

This 960 sq. ft. bungalow on the Saskatchewan side of Lloydminster offers a great opportunity for a first-time buyer, or someone looking to add their own finishing touches to a home. Built in 1966, the home features 3 bedrooms and a 4-piece bathroom on the main floor, along with several updates including some flooring, paint, trim work, bathroom fixtures, and select vinyl windows. The basement adds additional living space with a large family room, fourth bedroom, and 2-piece bathroom — giving plenty of room for a growing family or guests. Outside, you’ll find a spacious fenced yard, lots of on-site parking, and a 24’ x 24’ detached garage with convenient access from both the front driveway and back alley. There’s even a playhouse for the kids to enjoy!