



**3206 49 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2316130**



**\$129,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	559 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, None		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

If you have been looking for a fixer-upper opportunity with good future rental revenue generation then look no further... Located in a good south Saskatchewan location, this property is being sold "as is, where is" and features a 2 bedroom 1 bathroom home under 600 square feet and a detached building/garage/dwelling, a portion which had been previously rented as a separate rental dwelling and a portion as a double detached garage. No warranties or representation by the owner in the sale of this property. If you are a handy person this will be the right project for you!!