



GRASSROOTS
REALTY GROUP

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4704 37 Street
Lloydminster, Saskatchewan

MLS # A2317489



\$304,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: NA

This is the kind of home that is becoming harder to find — tastefully original, exceptionally well cared for, and located in a family-friendly area close to schools, parks, and everyday amenities. From the moment you arrive, it's clear this home has been maintained with pride over the years. The main floor offers a comfortable and functional layout with three bedrooms, a separate dining area, and plenty of space for everyday family life. Downstairs, you'll find a fourth bedroom along with additional living space, providing flexibility for guests, teenagers, or a home office. With three bathrooms, there's room for the whole family to spread out comfortably. Outside, the large yard offers endless possibilities for gardeners, kids, or anyone who simply enjoys having space to enjoy the outdoors. The concrete patio creates a welcoming spot for summer evenings, while the detached double garage and back alley access add convenience and practicality. Cap windows throughout the home help enhance both comfort and curb appeal. If you've been looking for a solid, well-kept home with character, space, and a location that continues to be in demand, this one is well worth a look.