



GRASSROOTS
REALTY GROUP

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4725 47 Street
Lloydminster, Saskatchewan

MLS # A2320702



\$249,900

Division:	East Lloydminster		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,100 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 4725 47 Street, this Bungalow style Duplex, has a plenty to offer including NO CONDO FEES, vacant, freshly cleaned and paint has been touched up throughout. Located West of Miner park as well as walking distance to Es Laird Middle School. This bungalow style duplex has all the space you could need as well as being located in a quiet neighbourhood. This 1100 sqft Property has an unfinished basement and a single attached garage. Large Primary bedroom with a walk in closet, Covered deck allows relaxing evenings on the back deck. Perfect for any first time buyers looking to get into the market with plenty of amenities or great option for an investor. Book a showing today.