



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4811 40 Street
Lloydminster, Saskatchewan

MLS # A2322690



\$309,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	700 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: T.V. Mounts

Two houses for the price of one. Yes that's correct two houses. Looking to downsize? Looking for potential income? Then look no further. The main character house, 700 sq ft, was built in 1951. Has two bedrooms and one bathroom and main floor laundry. Many updates, new paint, updated electrical and plumbing, updated countertops, 5-year-old roof. The in-law suite was built in 2015. It boasts of a very large one bedroom with a walk-in closet, its own bathroom, its own laundry room, full kitchen and living room. All appliances, five in each house, are included as well as all window coverings.