



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3121 45 Avenue
Lloydminster, Saskatchewan

MLS # A2323888



\$419,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Preserved Wood
Features:	Ceiling Fan(s), Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: Central Vac RI

Great family home in an unbeatable location just steps from Jaycee Park, Winston Churchill School, ball diamonds and bike paths! This family friendly bungalow offers 3 bedrooms on the main floor along with spacious kitchen, dining and living areas that provide plenty of room for everyday family life. Recent updates include new carpet in the upstairs bedrooms and fresh paint throughout most of the main floor. Downstairs, you'll find 2 additional bedrooms, a large family room and two storage rooms, making it easy to keep seasonal decor and extra belongings organized. Outside, enjoy the large deck, shed and backyard space, while additional features include central A/C and a double attached garage with a convenient drive-through door. A wonderful opportunity for families looking for comfort, space and easy access to parks, schools and recreation.