



GRASSROOTS
REALTY GROUP

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1505 49 Avenue
Lloydminster, Saskatchewan

MLS # A2325266



\$334,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,012 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

This move-in ready home is bright, spacious and in a great location! New shingles are being installed in the first part of July, a few other updates to mention are: New central air conditioning in 2024, water heater in 2024 and fresh paint. The layout is great and makes hosting a breeze, 2 large bedrooms upstairs with the primary bedroom featuring a walk-in closet and direct access to the large full bathroom with an air jet tub. The basement is fully complete with 2 bedrooms, family room, an additional bathroom, utility room, storage and a dedicated laundry space. Outside there is a large deck, shed, RV parking, fully fenced and lots of space for the trampoline. Great location within walking distance to many great amenities including Starbucks, McDonalds, The Servus Sports Center, Spiros and many others! Very well maintained home with all appliances included!