



GRASSROOTS
REALTY GROUP

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4103 49 Avenue
Lloydminster, Saskatchewan

MLS # A2328380



\$299,900

Division:	East Lloydminster		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,024 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	1.05 Acres		
Lot Feat:	Back Yard		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Preserved Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Don't miss this fantastic opportunity to own this spacious and well-maintained half duplex! Featuring 4 bedrooms with 2 up and 2 down, this home offers a functional layout that's perfect for families, first-time buyers, or investors. The fully finished basement provides a generous family room and additional living space for everyone to enjoy. Step outside to a fully fenced backyard complete with a wrap-around deck, ideal for summer BBQs, entertaining, or simply relaxing. A detached double garage adds convenience with ample parking and storage. Located close to schools, parks, shopping, restaurants, and all major amenities, this home offers comfort, space, and an unbeatable location. Whether you're looking for your first home or your next investment, this property checks all the boxes. Book your showing today—this one won't last long!