



GRASSROOTS
REALTY GROUP

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4722 43 Street
Lloydminster, Saskatchewan

MLS # A2328413



\$167,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	642 sq.ft.	Age:	1926 (100 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	LDR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated on a 6,027 sq. ft. fenced lot, this older bungalow offers a practical layout and a surprising amount of usable space both inside and out. With updated vinyl siding already completed and a large backyard featuring mature trees, there's plenty of room to enjoy the outdoor space and make it your own over time. The main floor offers two bedrooms, a 4-piece bathroom and a bright living room. The front of the house features multiple windows that bring in plenty of natural light. The kitchen is generously sized for a home of this era, measuring approximately 16' x 10', with room for a dining table and good cabinet space. The refrigerator, stove, washer and dryer are all included. Laminate flooring has been installed in the kitchen and one bedroom, with hardwood in the living room and second bedroom. Downstairs, the partially finished basement provides additional living space with a large family room plus a separate raised area that could serve as a hobby room, office or, with further finishing, a potential bedroom thanks to the appropriately sized window. The enclosed landing at the bottom of the stairs also creates a handy space for storage, a small workspace or seasonal items. The fenced backyard is large and includes mature trees, back alley access and a storage shed for additional storage. A hot water tank installed approximately six years ago adds peace of mind, while the updated vinyl siding helps reduce future exterior maintenance. Whether you're looking for your first home, an investment property or a project with room to build equity, this property offers a solid starting point with plenty of potential for future improvements.