



GRASSROOTS
REALTY GROUP

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3009 49 Avenue
Lloydminster, Saskatchewan

MLS # A2331795



\$259,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed

Fantastic investment or first time home buyer opportunity. This bungalow features 5 bedrooms, 2 bathrooms, large mature fully fenced yard with shed, lots of parking, and quite a few updates including: Furnace in 2025, water heater in 2024, Shingles 2021, newer appliances, bathfitter tub in the main floor bathroom and newer windows. Functional floorplan with an eat-in kitchen. The basement is complete with a large rec room, 2 bedrooms, bathroom and ample storage. Situated close to schools, shopping and walking paths, this is a great home at a great price point.