



GRASSROOTS
REALTY GROUP

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3409 45A Avenue
Lloydminster, Saskatchewan

MLS # A2332401



\$324,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Preserved Wood
Features:	Central Vacuum, Storage

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

Inclusions: N/A

In this fantastic family friendly Sask cul-de-sac location, you'll find this great home package! 18x22 detached garage is wired for 220V and is an excellent spot to park the project car, keep the bikes and toys out of sight or as your everyday parking spot to keep the elements off the vehicle. This bi-level home features 4 bedrooms (2+2) with the primary bedroom features double closets. The main floor has a bright eat-in kitchen and a good sized living room with built-in storage. The basement is completely finished with the family room featuring a cozy wood fireplace, 2 large bedrooms, an additional bathroom and an abundance of storage. This is a great starter home, down-size home or investment property to add to your portfolio.