



GRASSROOTS
REALTY GROUP

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4817 40 Street
Lloydminster, Saskatchewan

MLS # A2333825



\$228,000

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	787 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RES
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions:	N/A
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Visit REALTOR® website for additional information. This 2+1 bedroom, 1.5 bathroom home is located within walking distance of schools, shopping, restaurants, parks, and other local amenities. The home offers 806 sq. ft. on the main floor plus a fully finished basement, providing additional living space for a variety of household needs. The main floor features a functional layout with a bright living area and updated appliances. The finished basement includes a third bedroom, recreation space, and a 2-piece bathroom. Additional features include central air conditioning installed in 2025. The property offers an opportunity for future cosmetic updates while providing comfortable living space in an established neighbourhood. Suitable for a variety of buyers, including first-time homeowners, those looking to downsize, or investors seeking a property in a convenient location.