



GRASSROOTS
REALTY GROUP

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4804 38 Street
Lloydminster, Saskatchewan

MLS # A2337200



\$284,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Step into home ownership with this Saskatchewan side property that features a 1009 sq ft home with central air conditioning, a 24 ft wide by 26 ft long double detached garage and a fenced 6,100 sq ft lot with back-alley access. The main floor boasts great sight lines and includes a spacious living room, a sunny dining room and a U-shaped kitchen with stainless steel appliances. Two bedrooms and a recently renovated 4-piece bathroom complete the main level. Downstairs, is a family room, two additional bedrooms, and both laundry and storage rooms. The basement bathroom renovation has been started, making it larger with provisions for a large tile shower. Outside, the property continues to impress with a front parking pad, the double detached heated garage and an outdoor area for entertaining, gardening, or letting kids and pets run free. Located close to the Jack Kemp Community School, Glendale park, and the Co-op Grocery Store, this property would be a great place for a family to call home. Call to view!