



GRASSROOTS
REALTY GROUP

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3419 49 Avenue
Lloydminster, Saskatchewan

MLS # A2340409



\$249,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: N/A

Make this home your own, this house is close to a good range of shopping amenities. The home features is a nice sized kitchen, dining area and a large living room. Three bedrooms, the main four piece bathroom complete the main floor. Downstairs has lots of room to add another bedroom and still have room for a large family room. Plus there is a three piece bathroom with the laundry area, the office that can be used as a work out room or just storage. Enjoy the back yard with it's nice sized deck for that morning coffee in the sun, then there is the double detached garage to park your vehicles in out of the elements. Make your move today.