



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4632 49 Street
Lloydminster, Saskatchewan

MLS # A2343754



\$50,000

Division:	East Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	938 sq.ft.	Age:	1928 (98 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating:	Other	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Mixed	Zoning:	LDR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The existing house is boarded and there will be no interior viewings prior to sale. Buyers should approach the property with the understanding that rehabilitation or an alternative plan for the site may be required. The property sits on a rectangular LDR-zoned lot with back lane access in an established area of Lloydminster, with downtown amenities, school and park nearby. Given the current condition of the improvements, purchasers may wish to consider the property primarily for the lot and how it may suit their own plans, subject to any required municipal approvals. The property is being sold as-is. Buyers are encouraged to complete their own due diligence regarding the condition of the structure, services and property, as well as any intended future use. Square footage is approximate. The property has not been independently measured or verified for the current listing. This is a straightforward opportunity for a buyer who is comfortable taking on a property where the existing improvements require substantial consideration.