



GRASSROOTS
REALTY GROUP

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3406 48 Avenue
Lloydminster, Saskatchewan

MLS # A2348211



\$144,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Make your move! Here is a property that gives you the opportunity you to build equity with your own improvements. The main floor currently has the living and kitchen, two bedrooms an open concept den area and the four piece bath. This layout could easily be converted back to a three bedroom home. The unfinished basement is a blank canvas for any layout or finishings that you prefer. The yard is fenced with a 16x24 garage and two sheds. This home is located on a quiet street in the Aurora neighbourhood and is in close proximity to great schools and shopping conveniences.