



GRASSROOTS
REALTY GROUP

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3203 50 Avenue
Lloydminster, Saskatchewan

MLS # A2349047



\$199,000

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Other
Exterior:	Stucco, Wood Frame
Foundation:	Other
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	CC
Utilities:	-

Inclusions: n/a

This one is a nice little retirement home or a great starter! Located on the Saskatchewan side of Lloydminster, this two bed, one bath home has all of the amenities you need, including a sizeable living room with a cozy, corner fireplace for the upcoming cooler season! The attached back deck is perfect for enjoying the out doors on the nice weather days. Hobbyists will love the heated shop, which is separate from the oversized single detached garage that has underfloor heating. Don't overlook this very affordable house, conveniently located close to shopping and many amenities! Make your move!