

3310 44A Avenue
Lloydminster, Saskatchewan

MLS # A2217994

\$334,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	894 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Super Saskatchewan Starter! Here's an excellent value you should have a look at! This home features 4 bedrooms and 2 baths and is situated on a nice street. Driving up you'll notice there's something special in the oversized yard, and that's a perfect man/girl cave. Obviously, this could be used as a garage but it's current set up is perfect as it's finished inside in tongue and groove pine ceiling and walls. The house itself has a nice sized living room with vaulted ceiling which continues into the kitchen and dining room. The kitchen has lots of cupboard space and even an island. The dining room has an access door to the deck and backyard which also comes with a shed. Upstairs has a bigger primary bedroom, spare bedroom and 4 piece bath. The downstairs has 2 more bedrooms and a 3 piece bath and a HUGE family room! Check out the 3D tour and put this on your list of houses to view!