

4818 39 Street
Lloydminster, Saskatchewan

MLS # A2219756

\$449,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,360 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

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

Inclusions: Hot Tub , Shed

Fantastic Investment or large family home! Check out this 6-bedroom , 3- bathroom property featuring a regulation, revenue generating suite, perfect for rental, Airbnb or hosting relatives. Built in 2012, this home boasts 9 foot ceilings upstairs and down giving you plenty of breathing room. Inside, you will find durable ,pet resistant vinyl plank flooring that can handle even the most energetic pets, along with cozy carpet and linoleum upstairs. The Primary Bedroom includes a 3 piece ensuite and a large closet for all your "Any Occasion " outfits. The newly built, large deck comes with a hot tub- ideal for unwinding after a long day.The detached double garage features roughed in, in floor heating so you and your car can both enjoy the warmth! The bright regulation basement suite has large egress windows, separate entrance and separate in floor heating making it a great spot for tenants and guests. Plus the sound barrier ceiling means you can play your favorite tunes without disturbing each other. The spacious backyard is fenced for privacy, perfect for outdoor gatherings or just enjoying some peace.Located within walking distance to the hospital,schools,parks, grocery stores,restaurants,casino and Cenovus energy. With plenty of street parking and green spaces, this property is a true find. Don't miss your chance to make it yours!