

4735 49 Street
Lloydminster, Saskatchewan

MLS # A2257297

\$139,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	600 sq.ft.	Age:	1906 (119 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

This 2 bedroom home sits on two lots, totaling 66' X 122', with a triple car (26' X 40') garage off the back lane. Use the home as is, or replace with a new residential structure, the choice is yours! The garage was built to be separated into three units if desired (each with their own man door, and overhead door). High efficient furnace, 100 amp electrical service, and large fenced yard complete this downtown property.