

3423 49 Avenue  
Lloydminster, Saskatchewan

MLS # A2201703

\$245,000

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

This inviting Saskatchewan home offers an excellent opportunity for prospective homeowners. The property features updated countertops with all major appliances. Comfort and functionality are enhanced by three main floor bedrooms, with additional living space in the basement with a den, Family room, and cold storage area. Vinyl planking is present in the majority of the rooms. The exterior of the property is landscaped with mature trees. This location provided convenient access to schools, parks and grocery stores. A standout feature of this property is the 23X25 detached garage. This heated space offers exceptional functionality and is a highly sought-after feature- Making this property a sound investment.